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December 22, 2014

Gary Jones, Director

Los Angeles County Department of Beaches and Harbors

13837 Fiji Way

Marina del Rey, CA 90292

Dear Director Jones,

We are pleased to take this opportunity to submit our final design review package to the Marina del Rey Design Control Board (DCB) for its review and final approval of plans pertaining to the redevelopment of Neptune Marina Apartments and Anchorage (Parcels 10 and 14). This package of materials, which is consistent with the dictates of the Marina del Rey Specific Plan and all approved discretionary land use permits associated with the redevelopment project (the "Project Permits"), is submitted for your Honorable Board's consideration by Legacy Partners. We look forward to presenting the enclosed plans to the DCB at its January 2015 meeting.

Introduction

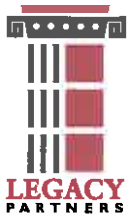
The redevelopment of Neptune Marina will create a vibrant, iconic addition to the existing Marina del Rey community. This apartment community and anchorage will enhance the image of housing in the area by embracing Marina del Rey in a way that will reinforce the enjoyable lifestyle and appeal of waterfront living in the marina.

The new Neptune Marina apartment community will be located on Parcels 10R & 14 (formerly FF) and will include 526 apartment dwelling units (including 81 affordable rental apartments), recreation amenities for the residents, public access improvements, a new marina and related boater facilities. The approved development will include improved view corridors providing greater public views of the Marina than those that presently exist.

County Codes & Guidelines and Existing Uses of Parcel 10R and Parcel 14

Parcel 10R

Per the Marina del Rey Local Coastal Program ("LCP"), the 7.32-acre Parcel 10R is located in Development Zone 1. The existing LCP land use designations for the landside portion of Parcel 10R are Residential III (R-III) for the "mole road" portion of the parcel (i.e., the portion of the parcel fronting Marquesas Way along the waterfront) and Residential V (R-V) for the non-mole portion of the parcel (i.e., the



portion of the parcel fronting Via Marina); the parcel is also designated “Waterfront Overlay” in the LCP. The waterside portion of Parcel 10R carries a “Water” land use designation per the LCP.

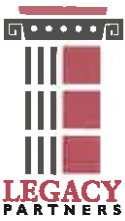
For the R-III-designated portion of the parcel, the LCP prescribes residential densities up to 35 dwelling units per acre, which would permit up to 130 dwelling units on this portion of the parcel (i.e., 3.72 “mole” acres x 35 units per acre = 130 dwelling units). The LCP prescribes residential densities up to 75 dwelling units per acre for the R-V portion of Parcel 10R, which would permit development of up to 270 dwelling units on this portion of the parcel (i.e., 3.60 “non-mole” acres x 75 du per acre = 270 dwelling units). In total, then, the LCP provides for development of up to 400 dwelling units on Parcel 10R. The Project Permits authorize development of 400 apartment dwelling units on Parcel 10R.

Allowable building height varies for the R-III-designated portion of Parcel 10R, from a base of 45 feet with provision of a 20% view corridor, up to 75 feet with an expanded 40% view corridor (i.e., a view corridor comprising at least 40% of the parcel’s water frontage is required if one is to construct a 75-foot-tall building on the mole portion of the parcel). The Project Permits authorize development of two (2) 55-foot-tall apartment buildings on the R-III portion of the parcel, which requires provision of an expanded 26.7% view corridor along the mole portion of the parcel frontage; Legacy Partners has provided more than the required 26.7% view corridor along the Marquesas Way street frontage (please see table on Exhibit Sheet labeled “Site Plan” for further reference), in conformance with LCP view corridor requirements.

Per the LCP, maximum building height for the R-V-designated portion of Parcel 10R is 75 feet. The Project Permits authorize development of a 60-foot-tall apartment structure on the R-V-designated portion of the parcel, which is under the applicable 75 foot height limitation. As noted, the LCP requires provision of a minimum 20% view corridor along the parcel’s Via Marina street frontage, which Legacy Partners is providing.

The landside portion of Parcel 10R is currently developed with 136 aging apartment units in an assortment of rectilinear two-story buildings that were originally constructed on the parcel in the mid 1960’s. Likewise, the waterside portion of Parcel 10R is developed with a deteriorating anchorage containing 184 boat slips, which were constructed at the same time.

Parcel 14 (formerly FF)



The 2.048-acre Parcel 14 is also located in Development Zone 1. The LCP land use designation for Parcel 14 is R-III-designated for the 0.67-acre “mole” portion of the parcel and R-V for the 1.38-acre “non-mole” portion of the parcel, with a Waterfront Overlay designation. The applicable view corridor and building height standards outlined above for the R-III and R-V land use designations for Parcel 10R also apply to Parcel 14.

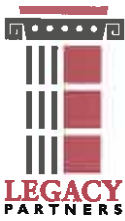
Parcel 14 is currently developed with a surface parking lot that is sorely underutilized by the public. This lack of public use is completely understandable given the parcel’s poor location for public parking use, as it is located in the Marina’s residential sector and is physically isolated from high-activity visitor-serving areas of the Marina such as Mother’s Beach, Burton Chase Park and Marina shopping centers. The Parcel 14 parking lot is designated in the LCP as “overflow” parking for the long-defunct Pierview Café. An amendment to the LCP was granted in 2010 to allow development of the proposed apartments. The Project Permits authorize development of 126 apartment dwelling units on Parcel 14. The Project Permits require provision of a view corridor for the project in accordance with the LCP requirements. Moreover, in accordance with the Project Permits, building height for Parcel 14 is 55 feet. As noted, the LCP requires provision of a minimum 20% view corridor along the parcel’s Via Marina street frontage, which Legacy Partners is providing.

Architectural Design Concept

Neptune Marina is inspired by the era of mid-century modern design; an influential design movement that spread across all aspects of life including fashion, furniture, industrial design, graphic design, and architecture. The design of Neptune Marina reflects the same timeless quality, clean simplicity, and integration with nature as the mid-century style is known for. The form giving influence of the project is derived from an architectural expression of post and beam with ample windows, open floor plans, and desire to bring the outdoors in. The architecture presents a disciplined use of material that integrates texture, stone accents, and natural color palette with the addition of a modest yet playful splash of color.

Landscape Design Concept

The landscape character is designed to provide a pedestrian scale and sense of place as well as a unique identity for the development. The waterfront edge of the Marina will consist of plant materials which are compatible with Southern California’s coastal plant community and are more water efficient. The character of the surrounding street scenes and medians will include taller palm trees to reinforce the



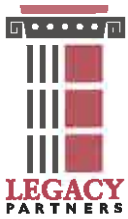
existing street theme and provide visual continuity. Plant materials in these areas will be compatible with native wetland plants that are intended to assist in the pretreatment of storm water runoff. The street scene landscape will buffer the architectural massing. Plant materials will be layered with a hierarchy of textures and colors with an emphasis on building entries and drop-off areas.

Each building features a series of courtyards which provide gathering spaces for the residents, and open views to the marina. Activities in each of these courtyards will include outdoor seating and lounge areas, barbeques and tables, fire pits, and trellised structures to provide shade.

An on-grade recreation area for residents will occur between buildings 2 and 3 on Parcel 10R. This area will include a swimming pool, spa, lounge areas, barbeques and tables, sunbathing, and various other outdoor activities. The relationship between building 3 and this outdoor recreation area is highlighted by the club room area within building 3. The club room has a window-wall system that, when open, brings the outdoor spaces inside and allows the spaces to flow with one another, providing a world class resort-like feel.

The water side promenade will complement the architecture and provide the public with a walking and biking experience around the site that will connect to parcels 9U to the south, parcel 12 to the east, and parcel 15 to the north. The experience has been enhanced by the erosion of the building corners and addition of landscaped areas and planters that reinforce the pedestrian scale. As well, the 28 foot wide stroll will serve the necessary functions required for emergency response access. In addition to Via Marina and Marquesas Way, residents and guests can arrive to each of the buildings on both parcels through the promenade. Palm trees will line the bulkhead with shade structures, benches and lighting designed within the eight foot landscaped portion of the promenade. The finish material of the promenade will be mostly composed of precast concrete pavers and colored concrete.

Exterior lighting on the site will use a variety of fixtures and will create a distinction between the public spaces and the more secure, private areas. The fixtures themselves will also compliment the architecture and have the timeless quality of a mid-century modern design. To avoid light pollution, efforts will be made by the design team to eliminate light spillage onto the adjacent properties; upward lighting will be reduced to avoid sky glow. All exterior lighting will comply with the County's bird-safe building guidelines, building code regulations, and all related environmental standards.



Project Description

The Neptune Marina Apartment Community

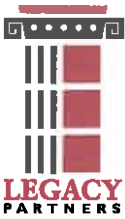
The project consists of four separate apartment buildings located at the intersection of Via Marina and Marquesas Way in Marina Del Rey, in the County of Los Angeles. Three apartment buildings are to be developed over the 7.32-acre Parcel 10R and one apartment building is to be developed on the 2.048-acre Parcel 14 (formerly FF).

The apartment building orientations have been configured to provide direct pedestrian access from the public way, as well as from a *porte cochere* and arrival court at the intersection of Via Marina and Marquesas Way. There are multiple points for the public to have unimpeded access to the Waterfront Stroll Promenade and the Marina. Along Marquesas Way, the buildings have been situated to allow for unobstructed view corridors of 38.5 feet, 45 feet, 66 feet, and 217 feet, respectively. This design shows an increased total length of view corridor from the previous DCB submittal in 2006. Additionally, drive aisles into the project provide framed views between the buildings into the marina. Vehicle entries for guests and the public also provide pedestrian access to the promenade. These entries are located between buildings and are treated with enhanced paving and landscaped “courts” open to the Waterfront Stroll Promenade and the Marina beyond. These view corridors and public access points provide articulated interruptions between building facades.

The buildings of the apartment community will consist of four floors of apartment units over two levels of parking. The four floors of residential units are of Type V-A, one-hour, fully sprinklered construction. Approximately nine different floor plans, ranging in size from a one bedroom unit with 735 square feet to the largest unit, a three bedroom unit at 1600 square feet, are offered within the community. Each unit contains a private balcony to extend each resident’s living space outdoors. Unit interior features and finishes will be vastly superior to those of the existing competing developments within this sub-market.

The units are arranged in fingers that surround landscaped courtyards oriented toward the marina at each building and are raised above the street level to maximize view potential and to ensure privacy, while keeping the parking garages above the water table.

Two levels of Type I, fully sprinklered construction, parking garage are located below the four levels of residential units. Parking for apartment residents, their guests and the anchorage boaters is segregated among these user types, minimizing congestion and offering security for residents within the two-level garages through the use of



security gate enclosures provided at both levels. The boater anchorage parking is provided at grade level within the garage at Building 3. All parking garages are screened from the street with landscaped planters and from the promenade with vine pockets.

Per the DCB's previous comments during the entitlement process, the building edge along the water front promenade was revised to provide an enhanced pedestrian experience with the erosion of the building edges and courtyards to provide at-grade landscape opportunities, shading structures, and benches. This building articulation was well received in 2010 and is also part of this package.

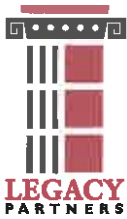
Located within the garage space are the street-level entries into each building. Building 3 contains the Leasing Center, which is the first element visitors and prospective tenants will experience and this sets the standard for design and materials quality found throughout the project.

The Community Amenity area, also located in Building 3, overlooks the Marina and offers residents the special amenities and features intended to reflect the luxurious marina lifestyle available at Neptune Marina. Various activity areas, which potentially will include a media theater, residents lounge, game room with kitchen, business center, conference room, and fully equipped fitness center, will give residents the opportunity to interact in a variety of social activities.

Exterior amenities for apartment residents will include lush landscaped courtyards and the landscaped pool and deck area, as well as the promenade and nearby Wetland Park on the southerly portion of adjoining Parcel 9U.

The Neptune Marina Anchorage

The new marina layout will replace the existing facilities with slips meeting current State of California Department of Boating and Waterways guidelines for slip widths and federal requirements for ADA compliance through the use of an ADA gangway and ramp system, which will service a range of slip sizes. It is anticipated that the new docks will be constructed with current marina industry technology and materials, possibly a proprietary concrete dock system, with all new pre-stressed concrete guide piles and served with a new utility distribution system for power, water, cable and phone connections. Legacy Partners' proposed marina design will provide 161 boat slips, 13 end-tie spaces, and a transient dock with a sewage pump-out facility. The existing, 40-year old marina is configured with 184 boat slips and 14 end-ties. The existing design has no transient or shuttle space and no facilities for sanitary sewage removal.



In addition to the enhanced anchorage facilities, Neptune Marina boaters will have access to a separate boaters lounge facility located in Building 3, directly off of the promenade and overlooking the waterfront. Adjacent to the boater's lounge will be the dock master's office where marina-specific leasing and management business will take place. Additional amenities for the boaters are the "boaters only" designated restrooms, showers, and lockers located in Buildings 1 and 2.

A comparison of the existing anchorage to the proposed shows that the ADA and DBAW requirements will necessitate a reduction of twenty-three boat slips. This change from 184 to 161 boat slips equals a 12.5% decrease. In addition to the decrease in the number of slips, the total lineal footage of slip space decreases slightly from 5,494 to 5,132 lineal feet. A by-product of reduced slip numbers is a minor increase in the average slip size from 29.86 lf to 31.88 lf. In order to cater to owners of smaller boats, eighty-six percent of the proposed boat slips will be thirty-five foot or smaller.

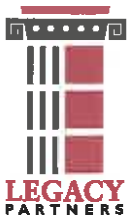
NEPTUNE MARINA

ANCHORAGE CONFIGURATION

Boat Slip Sizes	Existing		Proposed		Variance
	#/Size	%	#/Size	%	
24	12	7%	9	6%	
26	65	35%	3	2%	
28	10	5%	10	6%	
30	50	27%	72	45%	
32	2	1%	5	3%	
34	24	13%	40	25%	
38	2	1%	1	1%	
40	18	10%	21	13%	
60	1	1%	0	0%	
Total Boat Slips	184	100%	161	100%	-12.5%
Ave. Slip Size	29.86		31.88		6.8%
Total LF	5494		5132		-6.6%
Slips: 35' or less		89%		86%	

The Waterfront Stroll Promenade

The Waterfront Stroll Promenade, while meeting all the necessary requirements for Fire Department access, is first a public pedestrian space with paving treatments, landscape pockets and seating areas for waterfront view opportunities. The 28-foot-wide promenade will be designed using the requirements set forth in the *Draft Design Guidelines "The Marina Walk – Marina Del Rey's Waterfront Promenade"* from January 1998. Additionally, the design will incorporate suggestions from the recent draft *Marina del Rey Urban Design Guidelines*.



The orientation of the apartment buildings provides arrival courts decorated with paver and tile accents and landscaped walls. The resulting design allows for pedestrian-oriented public access to the promenade, the new boaters' facilities and the anchorage through the arrival courts. Additional public access to the promenade will also be made through the pedestrian paths on both sides of the proposed 9U public park. The promenade will publicly tie Neptune Marina to the adjacent apartment and anchorage development on parcel 12, as well as the park and Woodfin Suite Hotel development on parcel 9U.

Conclusion

Please accept Legacy Partners' Neptune Marina redevelopment submittal for your final approval. Legacy Partners is excited about reinvigorating this long-dormant project and we hope to bring a much desired redevelopment to the Marina del Rey community as quickly as possible. We appreciate the DCB's continued support of our endeavors.

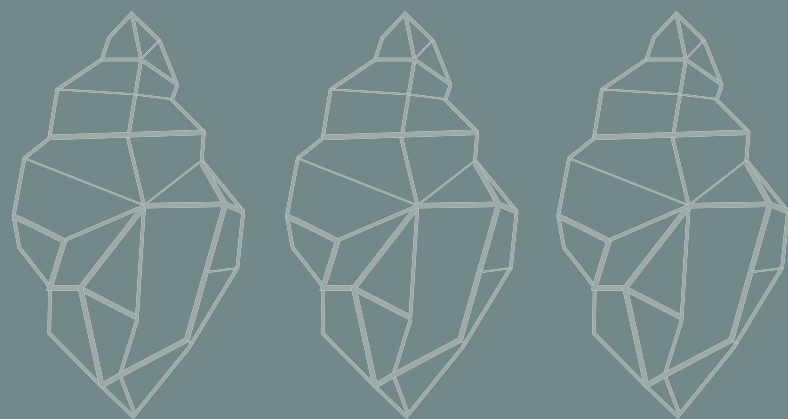
Thank you,

A handwritten signature in blue ink, appearing to read "Timothy J. O'Brien".

Timothy J. O'Brien
Senior Managing Director
Legacy Partners Residential, Inc.

Neptune

MARINA

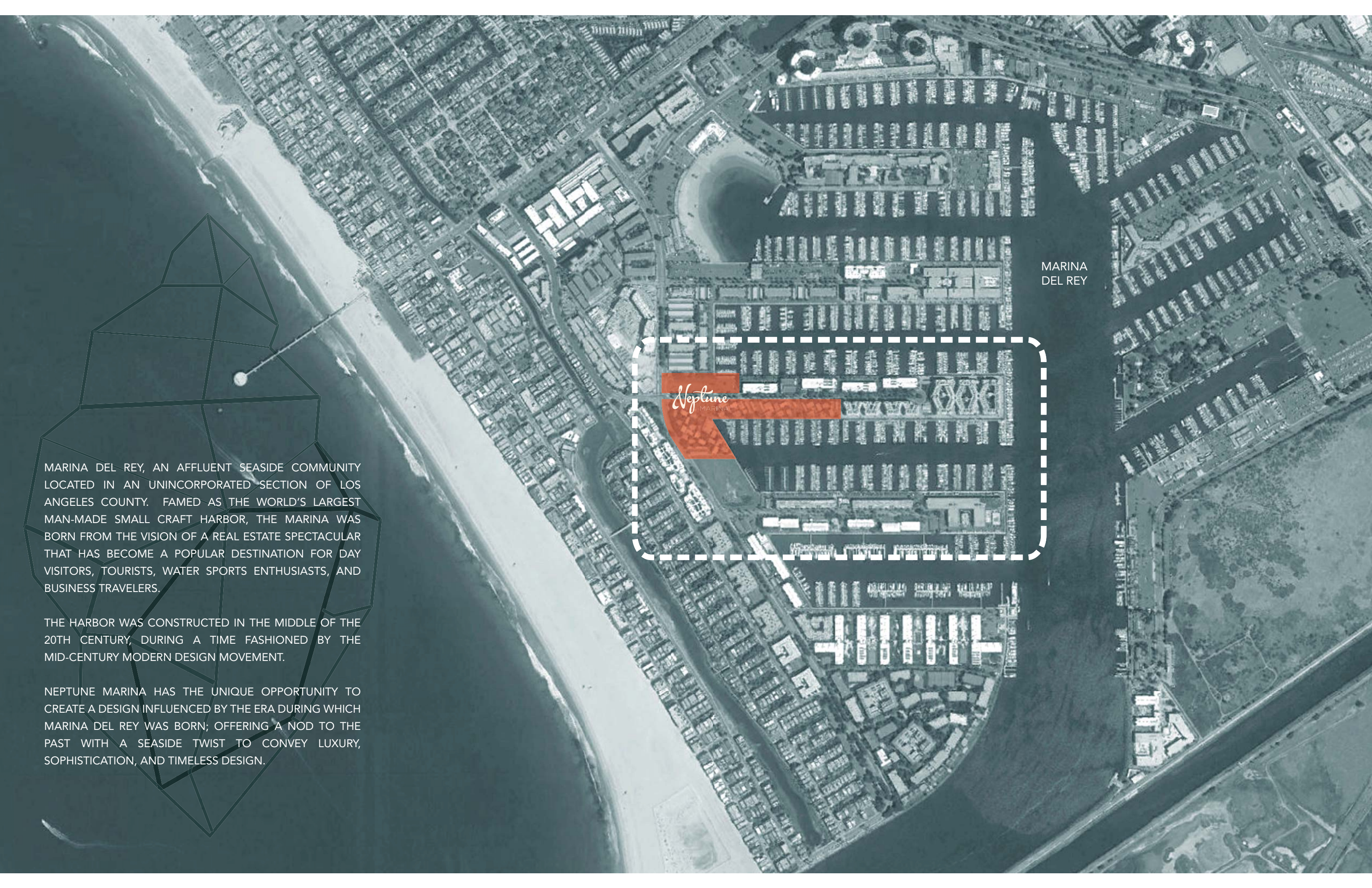


LEGACY PARTNERS

TP
ARCHITECTS

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MARINA DEL REY, AN AFFLUENT SEASIDE COMMUNITY LOCATED IN AN UNINCORPORATED SECTION OF LOS ANGELES COUNTY. FAMED AS THE WORLD'S LARGEST MAN-MADE SMALL CRAFT HARBOR, THE MARINA WAS BORN FROM THE VISION OF A REAL ESTATE SPECTACULAR THAT HAS BECOME A POPULAR DESTINATION FOR DAY VISITORS, TOURISTS, WATER SPORTS ENTHUSIASTS, AND BUSINESS TRAVELERS.

THE HARBOR WAS CONSTRUCTED IN THE MIDDLE OF THE 20TH CENTURY, DURING A TIME FASHIONED BY THE MID-CENTURY MODERN DESIGN MOVEMENT.

NEPTUNE MARINA HAS THE UNIQUE OPPORTUNITY TO CREATE A DESIGN INFLUENCED BY THE ERA DURING WHICH MARINA DEL REY WAS BORN; OFFERING A NOD TO THE PAST WITH A SEASIDE TWIST TO CONVEY LUXURY, SOPHISTICATION, AND TIMELESS DESIGN.

MARINA
DEL REY

Neptune
MARINA

MARINA DEL REY: BORN IN THE MIDST OF A SIGNIFICANT DESIGN MOVEMENT



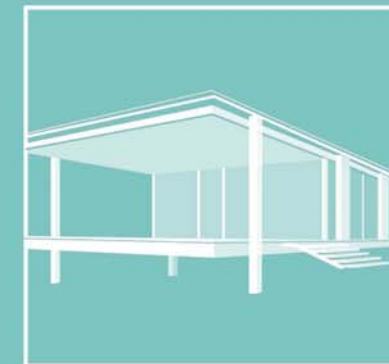
PLACE

+



LIFESTYLE

+



ARCHITECTURE

A CONSCIOUS EFFORT TO SYNTHESIZE VERNACULAR TRADITION WITH A MODERN LANGUAGE TO CREATE AN ARCHITECTURE FIRMLY ROOTED IN ITS OWN PLACE AND TIME. SYMBOLIC FORMS AND ICONS ARE BORROWED FROM THE PAST, AND RE-ARRANGED IN STRIKING NEW COMPOSITIONS. THE GOAL IS NOT TO ATTEMPT TO CHANGE THE COURSE OF A CULTURE NOR TO PRODUCE STYLISTIC REPLICAS OF A TIME PAST, BUT RATHER TO FUSE THE CURRENT SOCIAL REALITIES AND CULTURAL EXPRESSIONS WITH THE PHYSICAL EXPERIENCES OF THE SITE'S HISTORY.

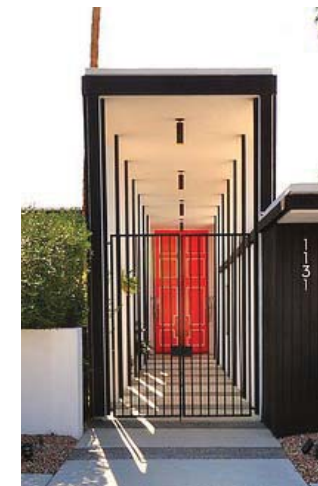
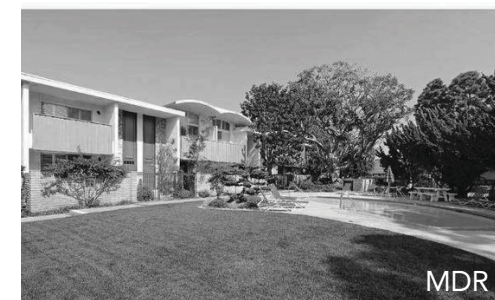


NEPTUNE MARINA IS INSPIRED BY THE ERA OF MID-CENTURY MODERN DESIGN; AN INFLUENTIAL DESIGN MOVEMENT THAT SPREAD ACROSS ALL ASPECTS OF LIFE INCLUDING FASHION, FURNITURE, INDUSTRIAL DESIGN, GRAPHIC DESIGN, AND ARCHITECTURE. THE DESIGN OF NEPTUNE MARINA REFLECTS THE SAME TIMELESS QUALITY, CLEAN SIMPLICITY, AND INTEGRATION WITH NATURE AS THE MID-CENTURY STYLE IS KNOWN FOR. THE FORM-GIVING INFLUENCE OF THE PROJECT IS DERIVED FROM AN ARCHITECTURAL EXPRESSION OF POST AND BEAM WITH AMPLE WINDOWS, OPEN FLOOR PLANS, AND DESIRE TO BRING THE OUTDOORS IN. THE ARCHITECTURE PRESENTS A DISCIPLINED USE OF MATERIAL THAT INTEGRATES TEXTURE, STONE ACCENTS, AND NATURAL COLOR PALETTE WITH THE ADDITION OF A MODEST YET PLAYFUL SPLASH OF COLOR.



MID-CENTURY MODERN
PRESENT DAY CONTEXT

TIMELESS DESIGN



MID-CENTURY MODERN
HISTORICAL CONTEXT

ARCHITECTURAL STYLE



PREVIOUS DESIGN: ART DECO INSPIRED



CURRENT DESIGN: MID-CENTURY MODERN INSPIRED

- ACKNOWLEDGE THE HISTORY OF MDR ESTABLISHED IN THE 1960'S
- LESS THEMATIC AND MORE TIMELESS DESIGN

CORNER CONDITION - MARQUESAS WAY AND VIA MARINA



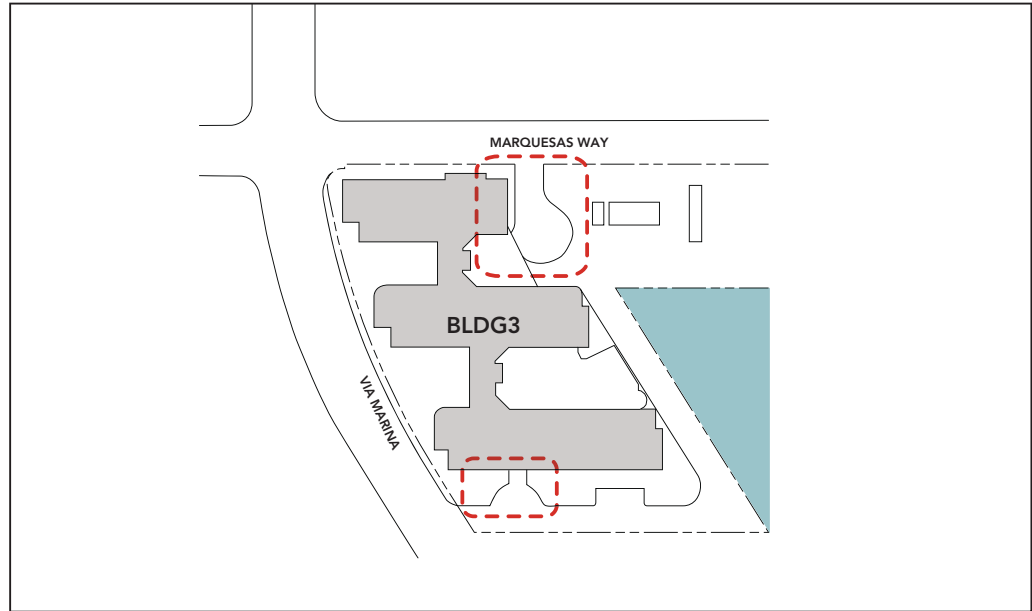
PREVIOUS PERSPECTIVE



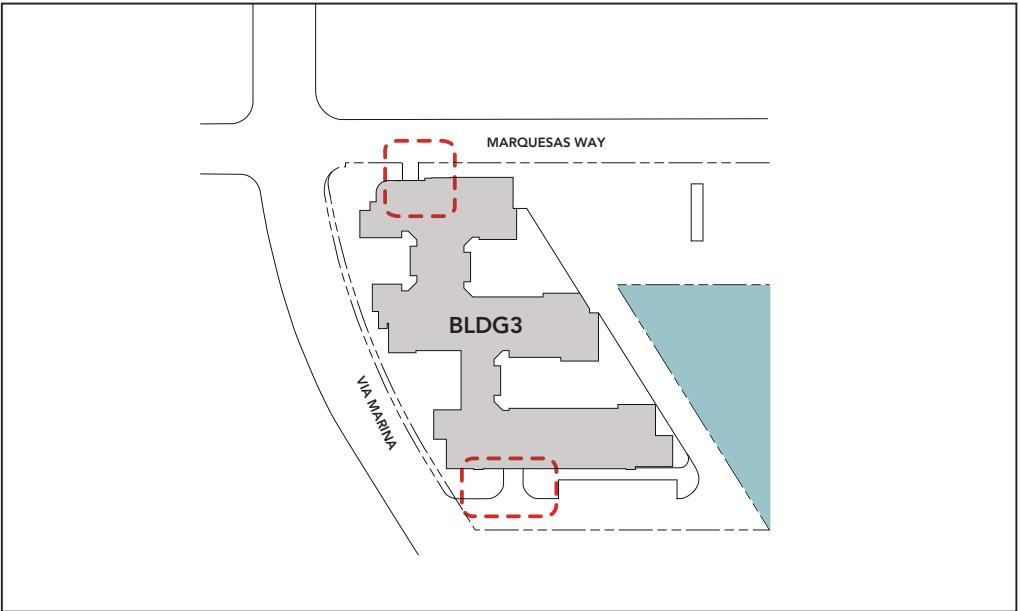
CURRENT PERSPECTIVE

- ENHANCED URBAN EDGE
- ACTIVATED CORNER PLAZA
- BETTER VISIBILITY OF ENTRY AND ARRIVAL POINT FORM THE STREET

ENTRY LOCATION - BLDG 3



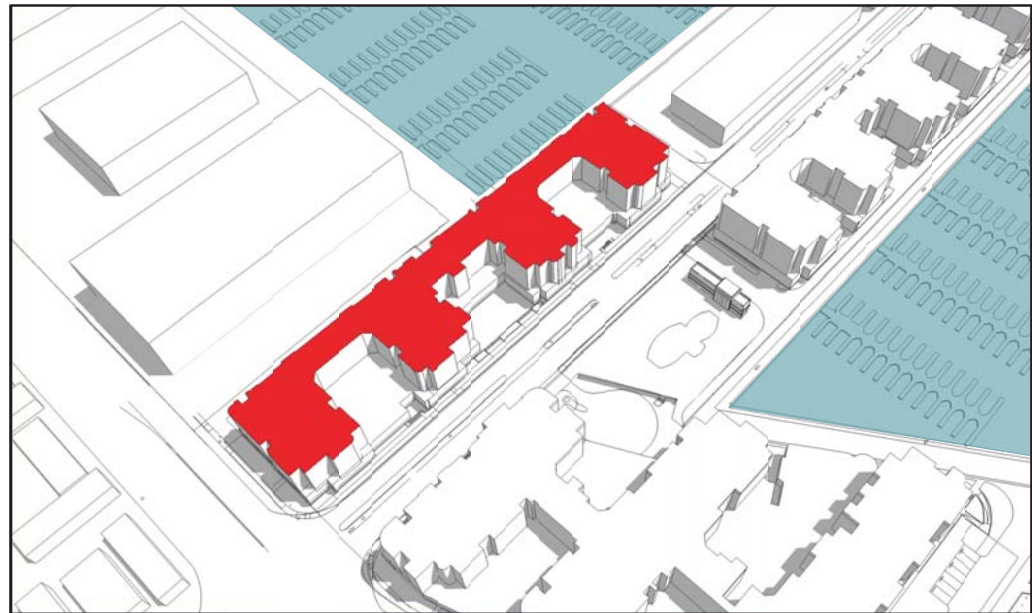
PREVIOUS CONFIGURATION



CURRENT CONFIGURATION

- RELOCATE ENTRY DRIVE
- REVISED CURB LAYOUT

BUILDING CONFIGURATION - BLDG 4



PREVIOUS CONFIGURATION



CURRENT CONFIGURATION

- REORIENTED COURTYARDS TO HAVE BETTER ACCESS TO VIEWS OF THE MARINA
- * RELOCATE ELEVATOR TO PROVIDE DIRECT ACCESS TO THE PROMENADE
- ROOF DECKS AND MASSING STEP DOWN PROVIDE VARIED ROOF LINES

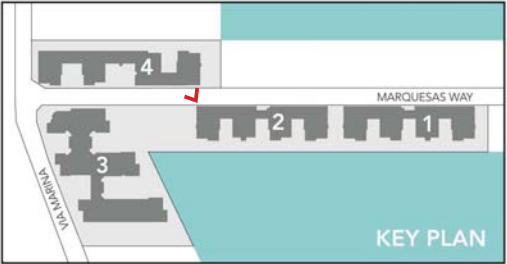


VIEW FROM PROMENADE



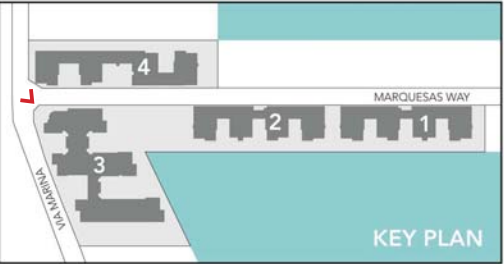


VIEW FROM MARQUESAS WAY





VIEW FROM CORNER OF MARQUESAS WAY AND VIA MARINA



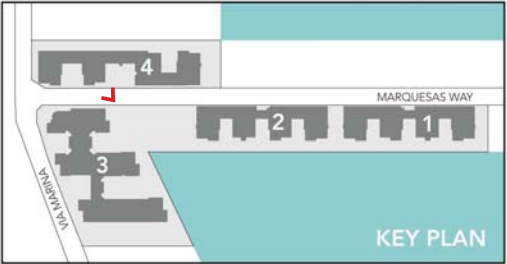


POOL AREA





VIEW CORRIDOR



VIEW CORRIDOR CALCULATIONS

PARCEL 10 R

MOLE WATERFRONT 1082 LF
BUILDING HEIGHT 55'
REQUIRED VIEW CORRIDOR 20% W/ 45' BLDG. HEIGHT
55' - 45' = 10' HEIGHT INCREASE REQUIRED
10' / 1.5 = 6.7 % VIEW CORRIDOR INCREASE
26.7% REQUIRED

1,082 LF x .267 = 289 LF. REQUIRED
VIEW CORRIDOR PROVIDED
(217' + 66' + 45' + 38.5') = 366.5 LF.

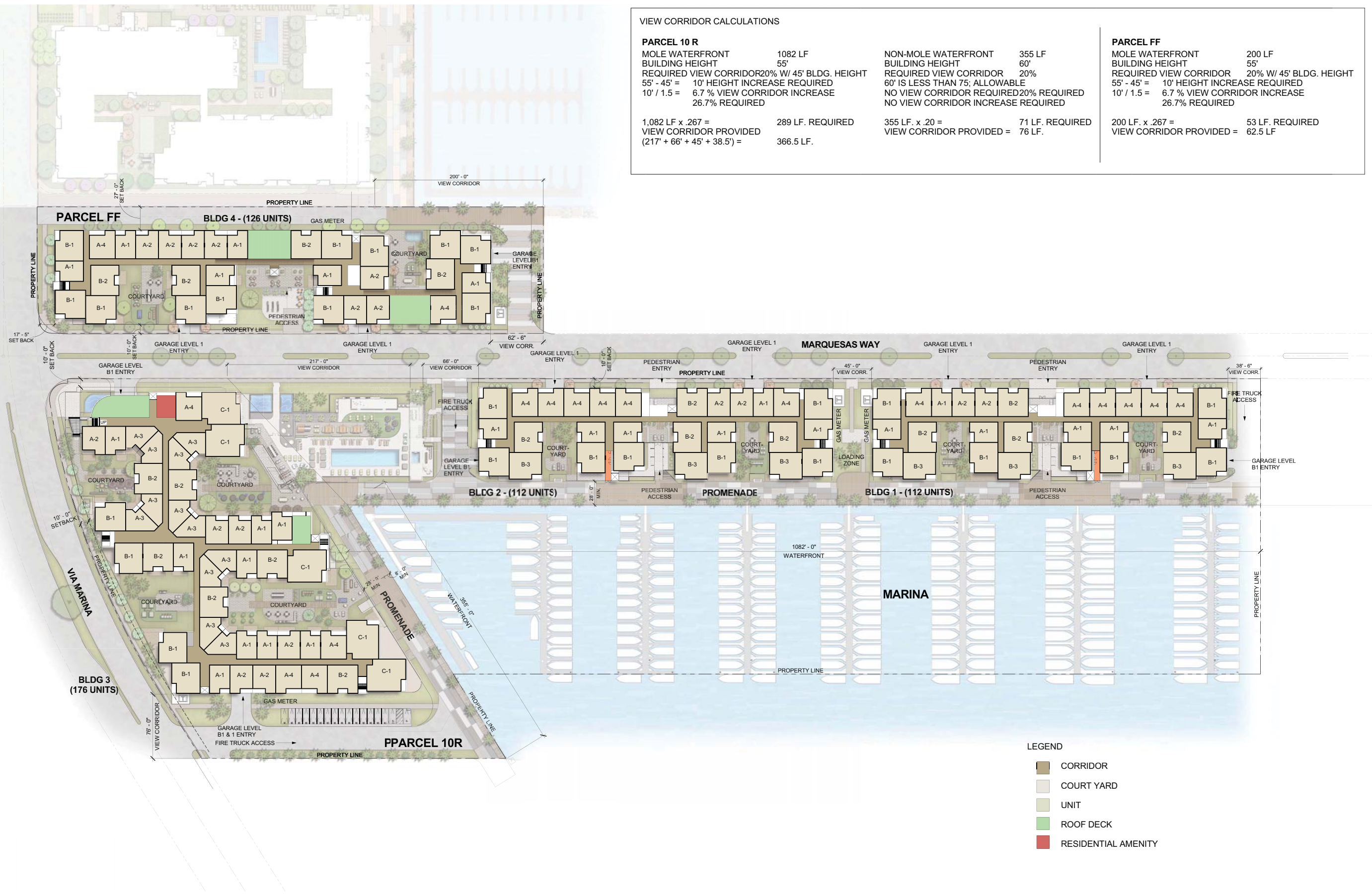
NON-MOLE WATERFRONT 355 LF
BUILDING HEIGHT 60'
REQUIRED VIEW CORRIDOR 20%
60' IS LESS THAN 75; ALLOWABLE
NO VIEW CORRIDOR REQUIRED 20% REQUIRED
NO VIEW CORRIDOR INCREASE REQUIRED

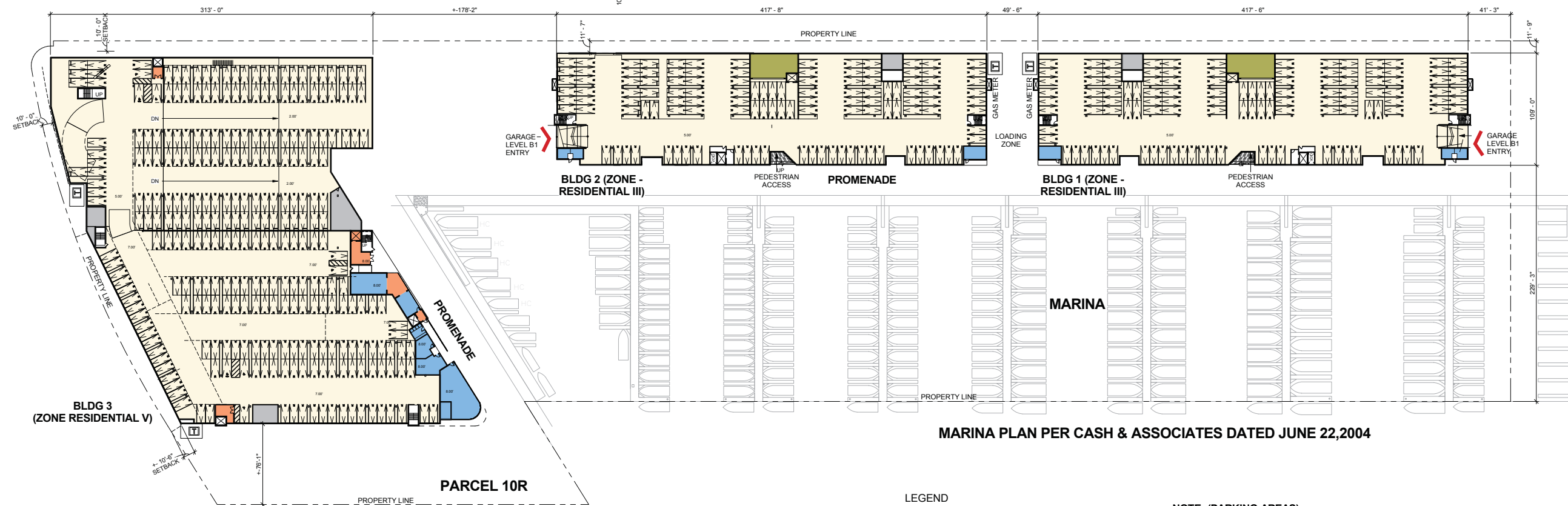
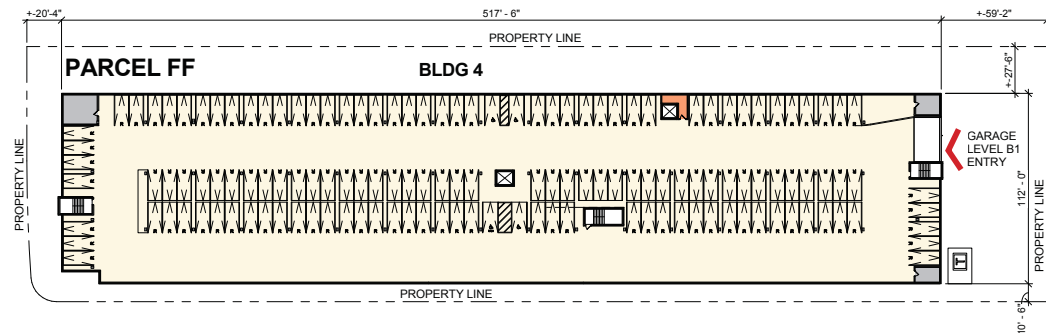
355 LF. x .20 = 71 LF. REQUIRED
VIEW CORRIDOR PROVIDED = 76 LF.

PARCEL FF

MOLE WATERFRONT 200 LF
BUILDING HEIGHT 55'
REQUIRED VIEW CORRIDOR 20% W/ 45' BLDG. HEIGHT
55' - 45' = 10' HEIGHT INCREASE REQUIRED
10' / 1.5 = 6.7 % VIEW CORRIDOR INCREASE
26.7% REQUIRED

200 LF. x .267 = 53 LF. REQUIRED
VIEW CORRIDOR PROVIDED = 62.5 LF





LEGEND

- BOATER FACILITIES
- GUEST/RESIDENT PARKING
- LOBBY
- MECHANICAL
- UTILITY

NOTE: (PARKING AREAS)

1. DRIVEWAYS: 10' WIDE MIN.; 20% SLOPE, MAX.; TYPICAL 20' WIDE (2-WAYS); DRIVE AISLES AT PARKING STALLS (BACKUP SPACE) SHALL BE AS NOTED BELOW.
2. WHEEL STOPS: YES, CONCRETE, PER COUNTY STANDARDS
3. STRIPING: YES, PAINTED PER COUNTY STANDARDS
4. PERIMETER WALLS: YES, AS REQUIRED; SEE LANDSCAPE PLANS
5. LANDSCAPING: YES, AS REQUIRED, SEE LANDSCAPE PLANS
6. DISABLE ACCESS: NON-RESIDENTIAL: 5 HC STALLS REQUIRED FOR 101-150 CARS (MARINA PARKING); INDICATED AS "HC" ON PLAN
7. STALL SIZES: STANDARD: 8'-6" x 18'-0" WITH 26'-0" DRIVE AISLE
COMPACT: 8'-0" x 15'-0" WITH 23'-0" AISLE (NON-RESIDENTIAL ONLY, TO 40% MAXIMUM)
8. PAVING: ASPHALTIC CONCRETE PAVING, WITH CONCRETE CURBS AT PERIMETER.

PROJECT STATISTICS

SITE AREAS

PARCEL 14 (formerly FF)	2.05 acres
PARCEL 10R	7.32
ACRES	
TOTAL	9.37 acres

ALLOWABLE DENSITY

Parcel 14	
MOLE	0.69 ac x 35 du/ac = 24 du
NON-MOLE	1.36 ac x 75 du/ac = 102 du
TOTAL	126 du

Parcel 10R	
MOLE	3.72 ac x 35 du/ac = 130 du
NON-MOLE	3.60 ac x 75 du/ac = 270 du
TOTAL	400 du

Total Density For Parcels 10R & 14 526 du

SITE AREAS

1 BEDROOM	57.4%	302 units
2 BEDROOM	38.4%	202 units
3 BEDROOM	4.2%	22 units
TOTAL		526 units

PARKING REQUIRED (For Parcels 10R and 14)

ONE BEDROOM	302	1.5	529
TWO BEDROOM	202	2	455
THREE BEDROOM	22	2	50
GRAND TOTAL	526		1033

PARKING REQUIRED (For Marina)

BOAT SLIPS	174	0.75	131
------------	-----	------	-----

TOTAL PARKING REQUIRED

1164

TOTAL PARKING PROVIDED

1164

BUILDING 1

112 UNITS
224 CARS REQUIRED

BUILDING 2

112 UNITS
224 CARS REQUIRED

BUILDING 3

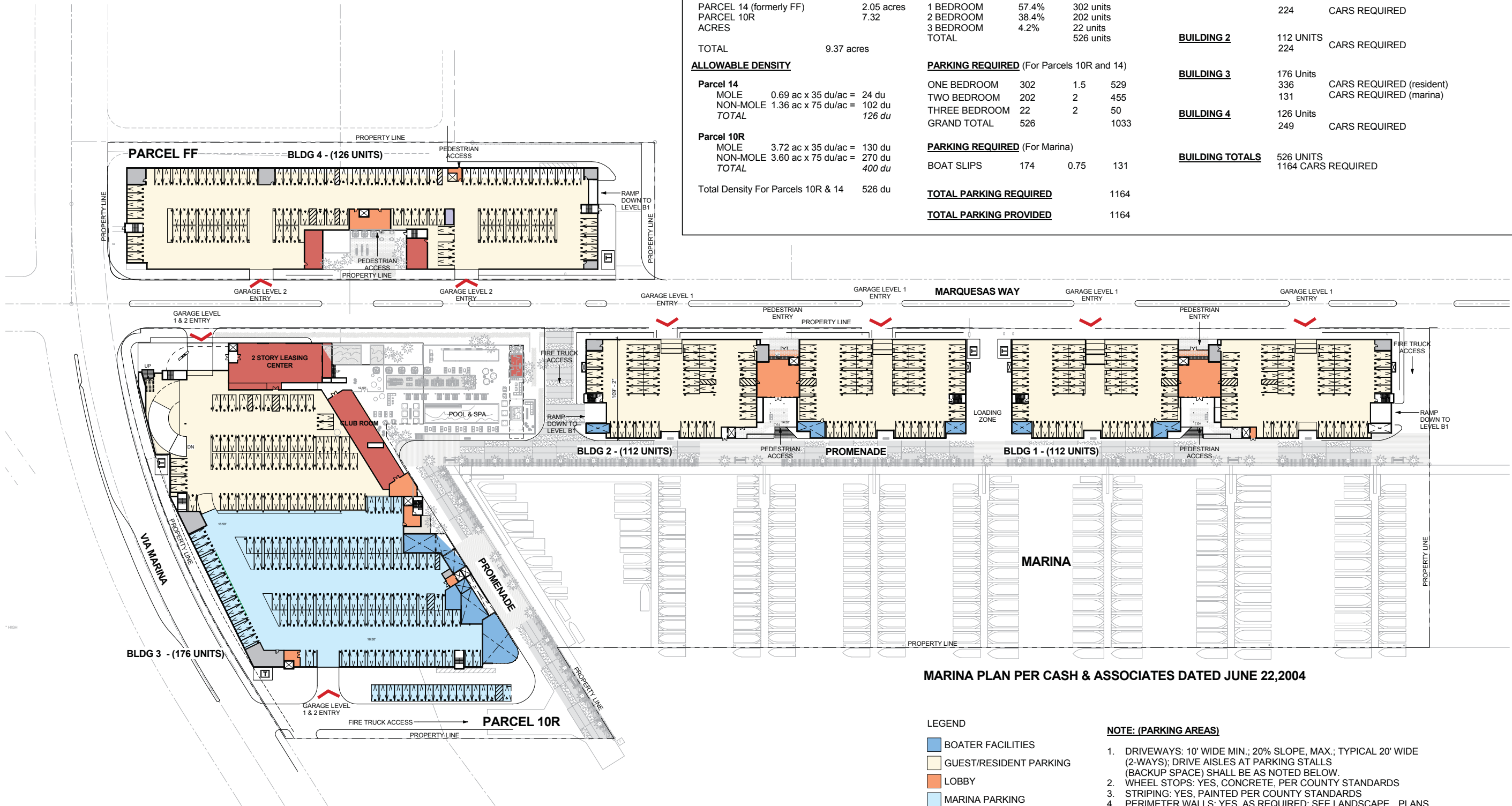
176 Units
336 CARS REQUIRED (resident)
131 CARS REQUIRED (marina)

BUILDING 4

126 Units
249 CARS REQUIRED

BUILDING TOTALS

526 UNITS
1164 CARS REQUIRED



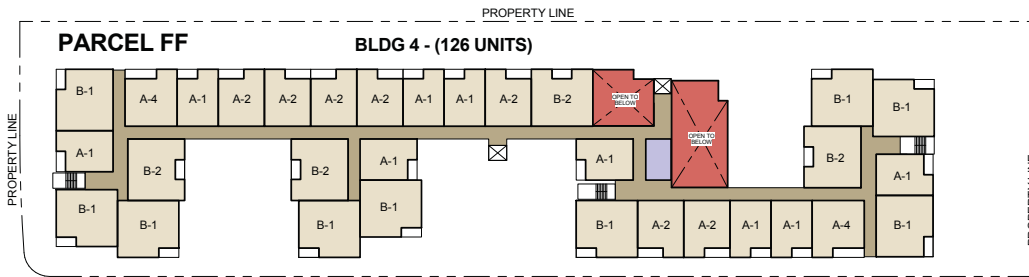
MARINA PLAN PER CASH & ASSOCIATES DATED JUNE 22,2004

LEGEND

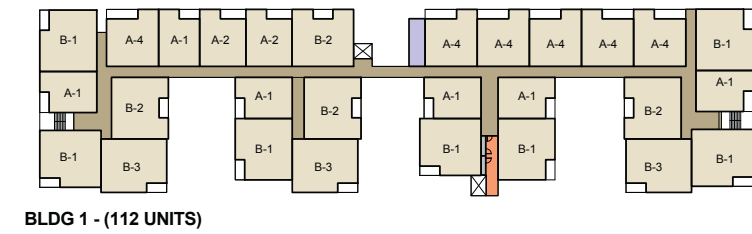
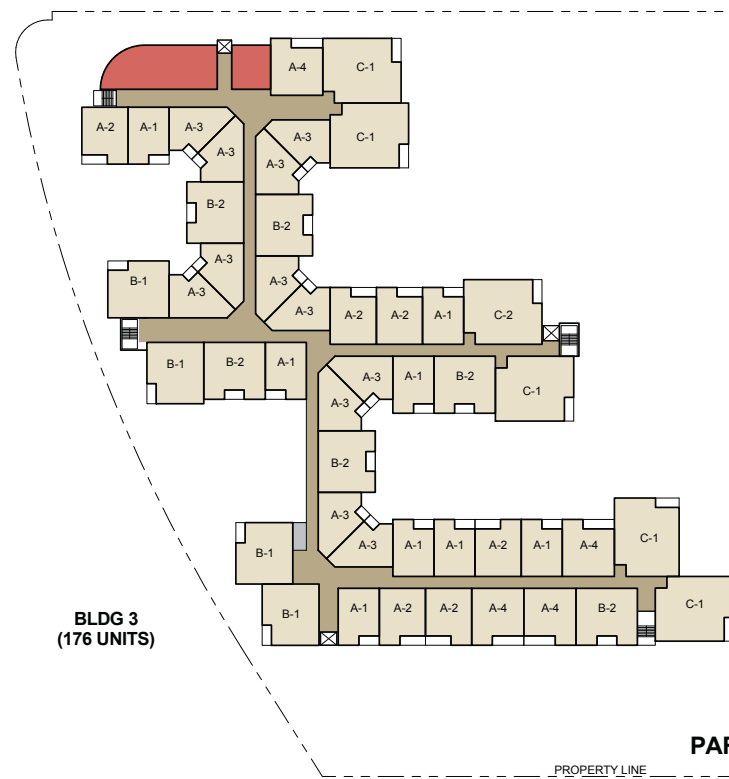
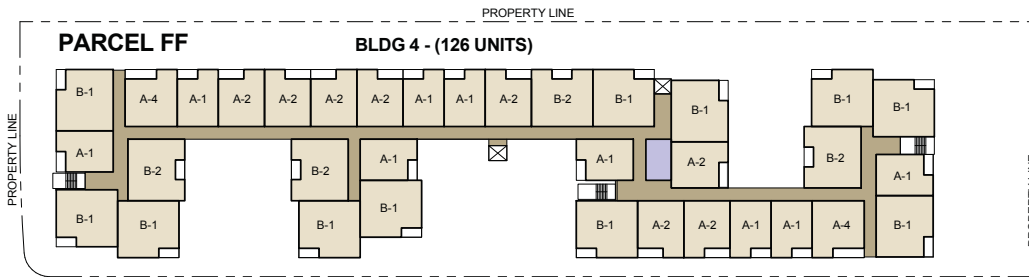
- BOATER FACILITIES
- GUEST/RESIDENT PARKING
- LOBBY
- MARINA PARKING
- RESIDENTIAL AMENITY
- TRASH ROOM
- UTILITY

NOTE: (PARKING AREAS)

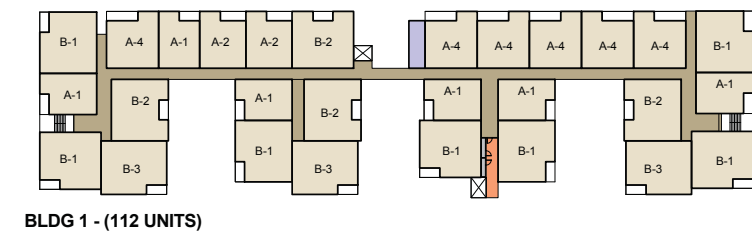
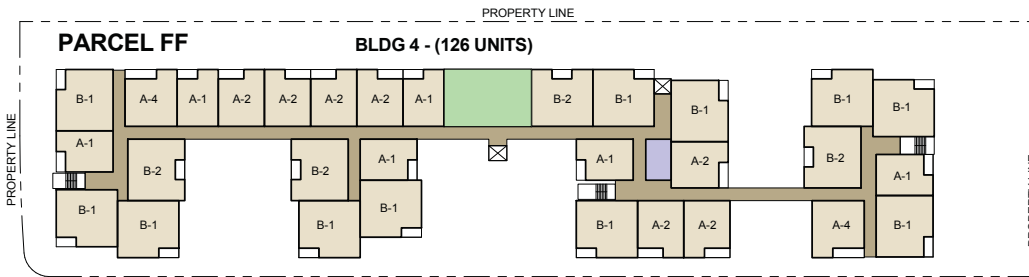
- DRIVEWAYS: 10' WIDE MIN.; 20% SLOPE, MAX.; TYPICAL 20' WIDE (2-WAYS); DRIVE AISLES AT PARKING STALLS (BACKUP SPACE) SHALL BE AS NOTED BELOW.
- WHEEL STOPS: YES, CONCRETE, PER COUNTY STANDARDS
- STRIPING: YES, PAINTED PER COUNTY STANDARDS
- PERIMETER WALLS: YES, AS REQUIRED; SEE LANDSCAPE PLANS
- LANDSCAPING: YES, AS REQUIRED, SEE LANDSCAPE PLANS
- DISABLE ACCESS: NON-RESIDENTIAL: 5 HC STALLS REQUIRED FOR 101-150 CARS (MARINA PARKING); INDICATED AS "HC" ON PLAN
- STALL SIZES: STANDARD: 8'-6" x 18'-0" WITH 26'-0" DRIVE AISLE COMPACT: 8'-0" x 15'-0" WITH 23'-0" AISLE (NON-RESIDENTIAL ONLY, TO 40% MAXIMUM)
- PAVING: ASPHALTIC CONCRETE PAVING, WITH CONCRETE CURBS AT PERIMETER.



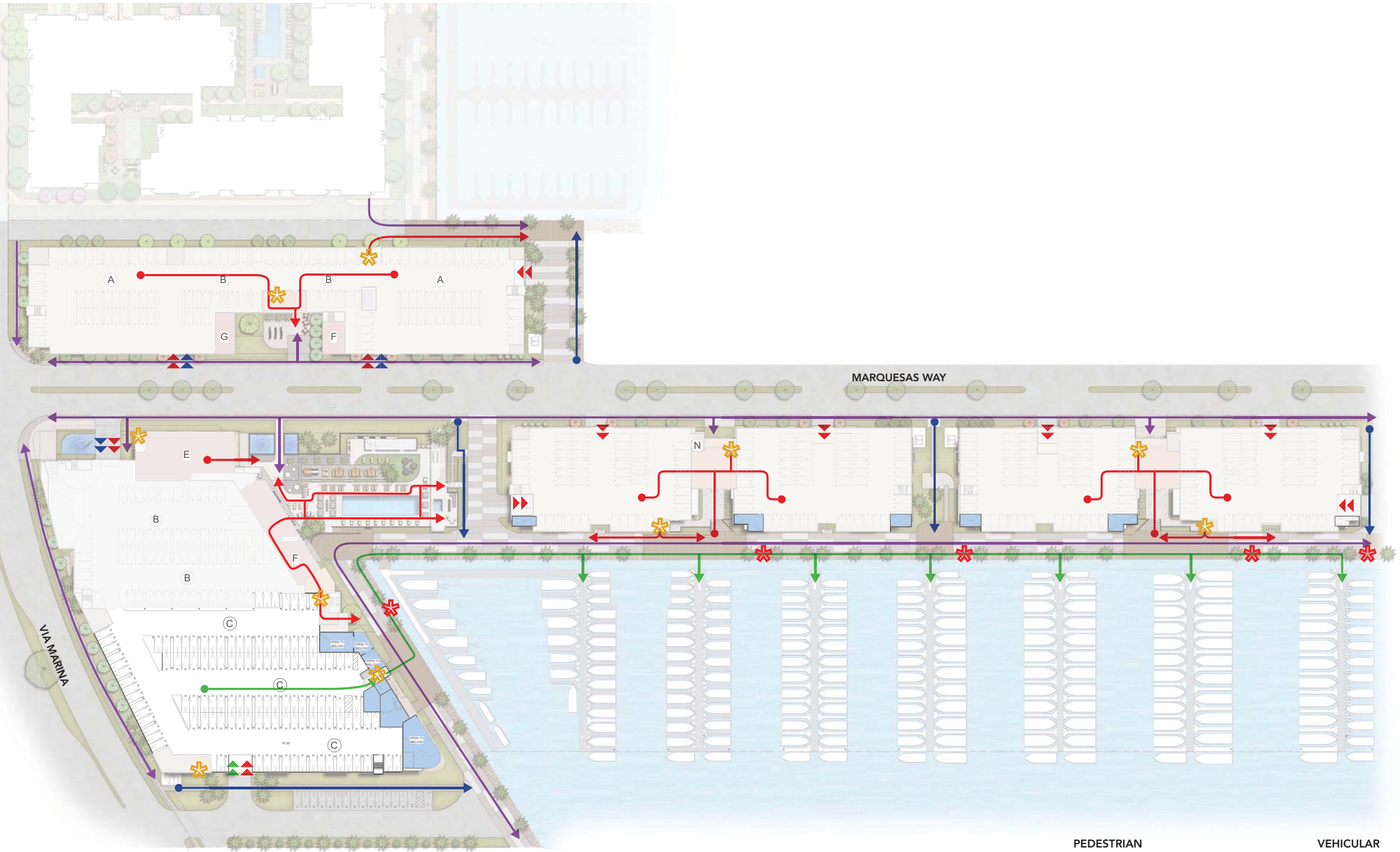
- LEGEND
- CORRIDOR
 - LOBBY
 - RESIDENTIAL AMENITY
 - TRASH ROOM
 - UNIT
 - UTILITY



- LEGEND
- CORRIDOR
 - LOBBY
 - RESIDENTIAL AMENITY
 - TRASH ROOM
 - UNIT
 - UTILITY



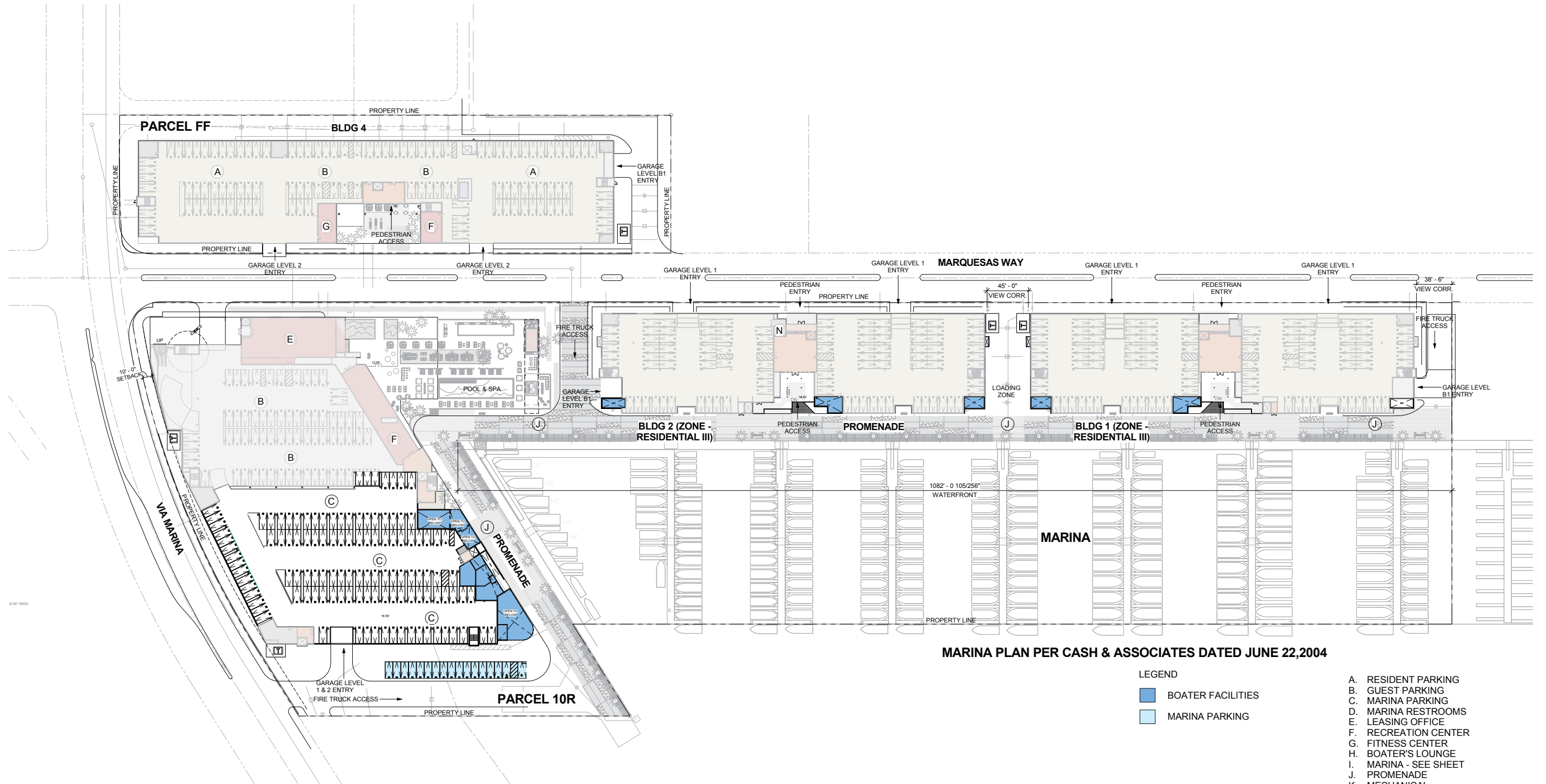
- LEGEND
- CORRIDOR
 - COURT YARD
 - LOBBY
 - RESIDENTIAL AMENITY
 - ROOF DECK
 - TRASH ROOM
 - UNIT
 - UTILITY



- | | |
|----------------------|-----------------------|
| A. RESIDENT PARKING | H. BOATER'S LOUNGE |
| B. GUEST PARKING | I. MARINA - SEE SHEET |
| C. MARINA PARKING | J. PROMENADE |
| D. MARINA RESTROOMS | K. MECHANICAL |
| E. LEASING OFFICE | L. UTILITY |
| F. RECREATION CENTER | M. MAIL ROOM |
| G. FITNESS CENTER | N. TRASH ROOM |

- PEDESTRIAN**
- PUBLIC CONNECTION TO PROMENADE
 - PUBLIC PEDESTRIAN PATH
 - MARINA TENANT PATH
 - RESIDENT PEDESTRIAN PATH
 - ✱ RESIDENT POINT OF ENTRY
 - ✱ PUBLIC PROMONTORY

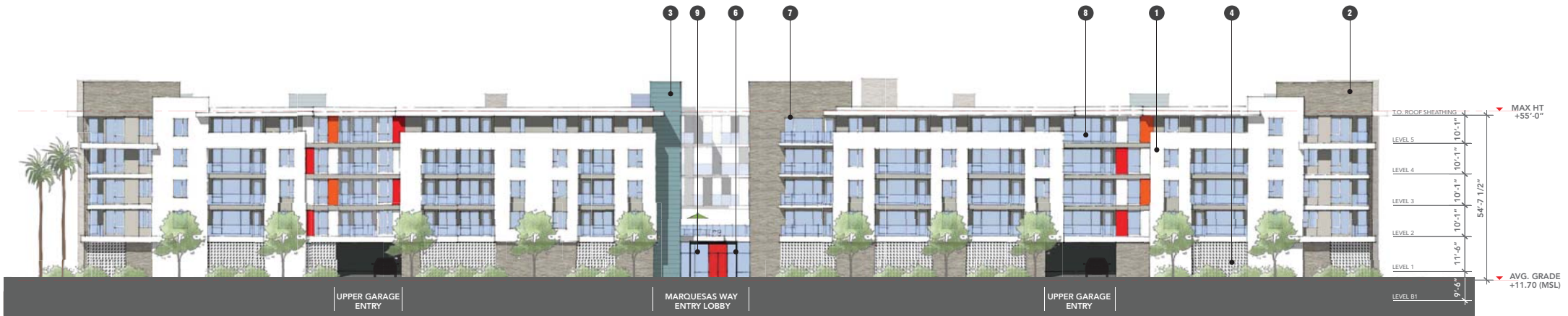
- VEHICULAR**
- ⇨⇨ GUEST ENTRANCE TO GARAGE
 - ⇨⇨ MARINA TENANT ENTRANCE TO GARAGE
 - ⇨⇨ RESIDENT ENTRANCE TO GARAGE



MARINA PLAN PER CASH & ASSOCIATES DATED JUNE 22,2004



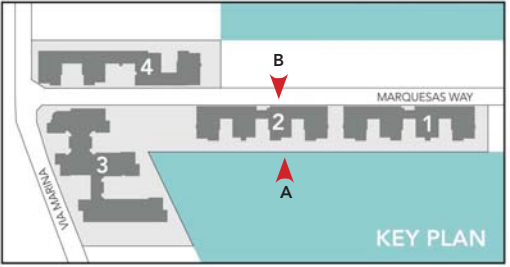
A. SOUTH ELEVATION



B. NORTH ELEVATION

MATERIALS

- 1 PLASTER
- 2 SIMULATED STONE VENEER
- 3 LAP SIDING
- 4 CUSTOM MOLDED DECORATIVE BLOCK
- 5 PORCELAIN ACCENT TILE
- 6 SHEET METAL FACIA CANOPY
- 7 VINYL WINDOWS
- 8 GLASS BALCONY RAIL
- 9 ALUMINUM STOREFRONT





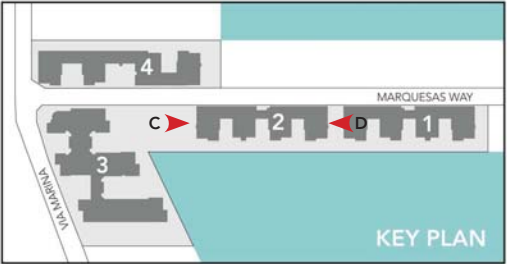
C. WEST ELEVATION



D. EAST ELEVATION

MATERIALS

- 1 PLASTER
- 2 SIMULATED STONE VENEER
- 3 LAP SIDING
- 4 CUSTOM MOLDED DECORATIVE BLOCK
- 5 PORCELAIN ACCENT TILE
- 6 SHEET METAL FACIA CANOPY
- 7 VINYL WINDOWS
- 8 GLASS BALCONY RAIL
- 9 ALUMINUM STOREFRONT





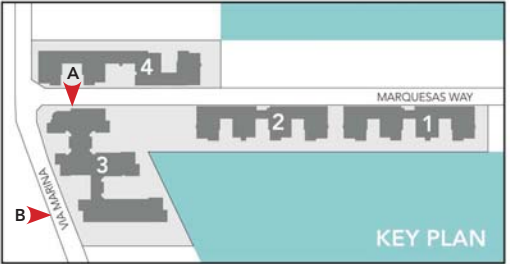
A. NORTH ELEVATION



B. WEST ELEVATION

MATERIALS

- 1 PLASTER
- 2 SIMULATED STONE VENEER
- 3 LAP SIDING
- 4 CUSTOM MOLDED DECORATIVE BLOCK
- 5 PORCELAIN ACCENT TILE
- 6 SHEET METAL FACIA CANOPY
- 7 VINYL WINDOWS
- 8 GLASS BALCONY RAIL
- 9 ALUMINUM STOREFRONT





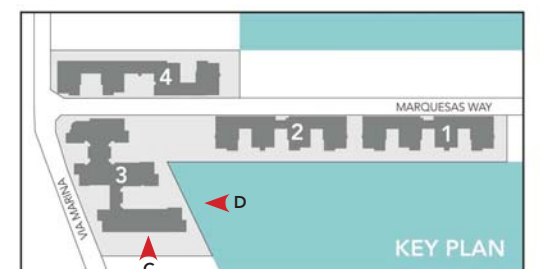
C. SOUTH ELEVATION

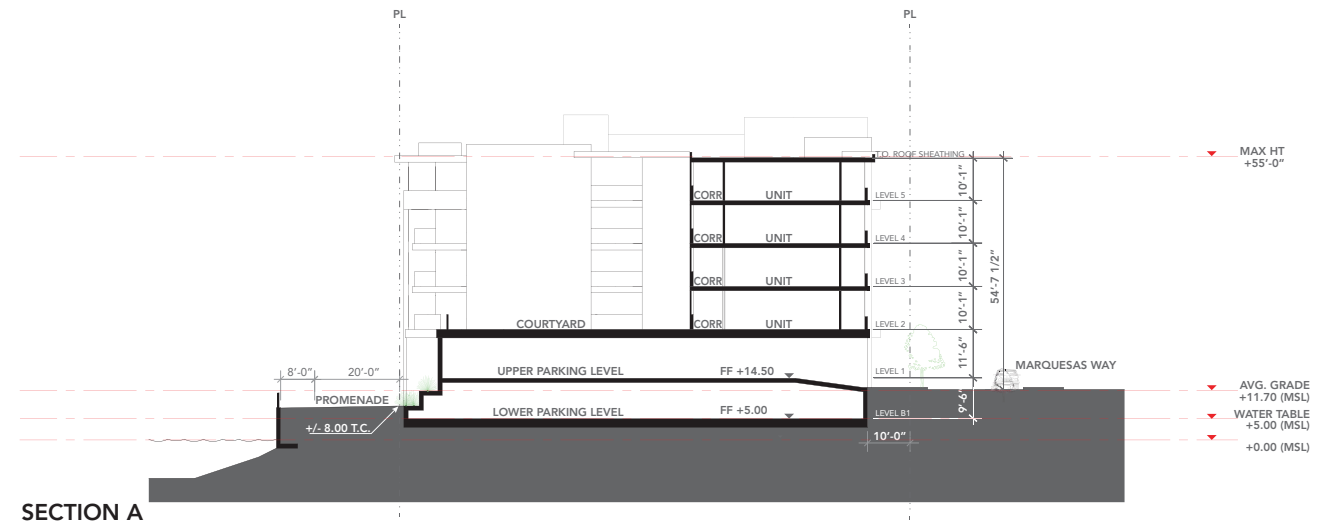


D. EAST ELEVATION

MATERIALS

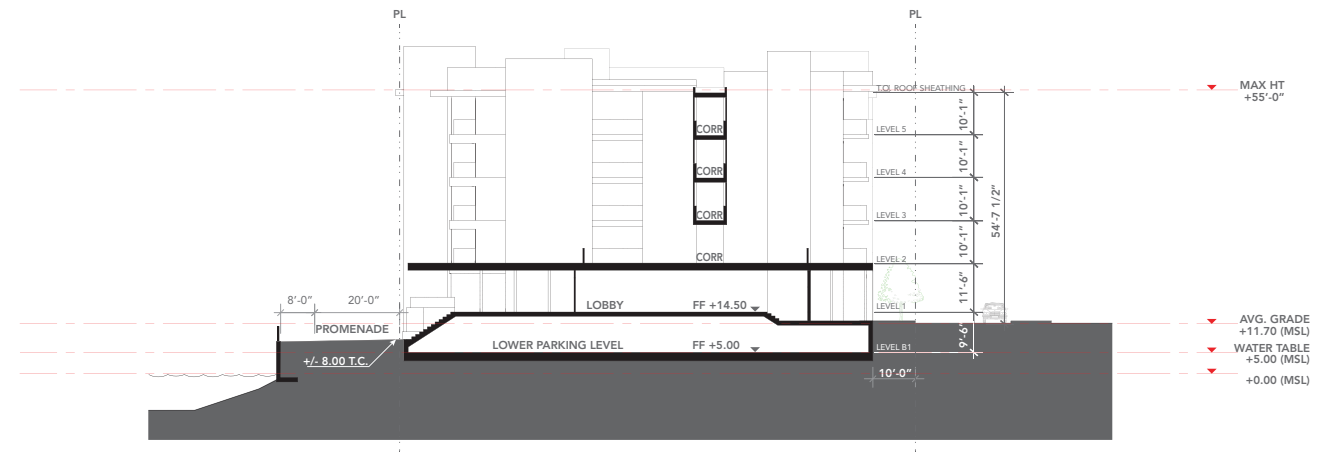
- 1 PLASTER
- 2 SIMULATED STONE VENEER
- 3 LAP SIDING
- 4 CUSTOM MOLDED DECORATIVE BLOCK
- 5 PORCELAIN ACCENT TILE
- 6 SHEET METAL FACIA CANOPY
- 7 VINYL WINDOWS
- 8 GLASS BALCONY RAIL
- 9 ALUMINUM STOREFRONT



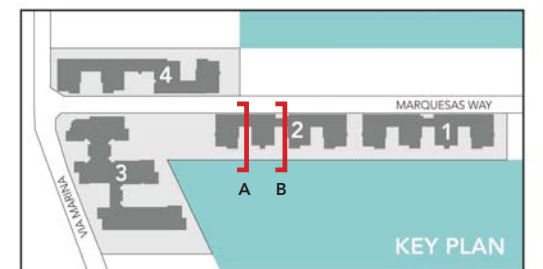


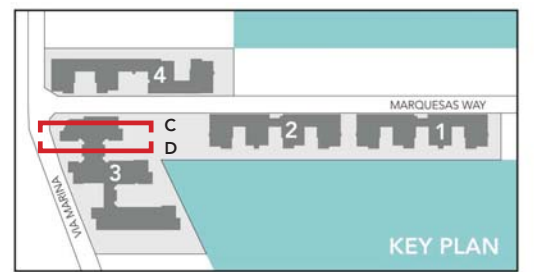
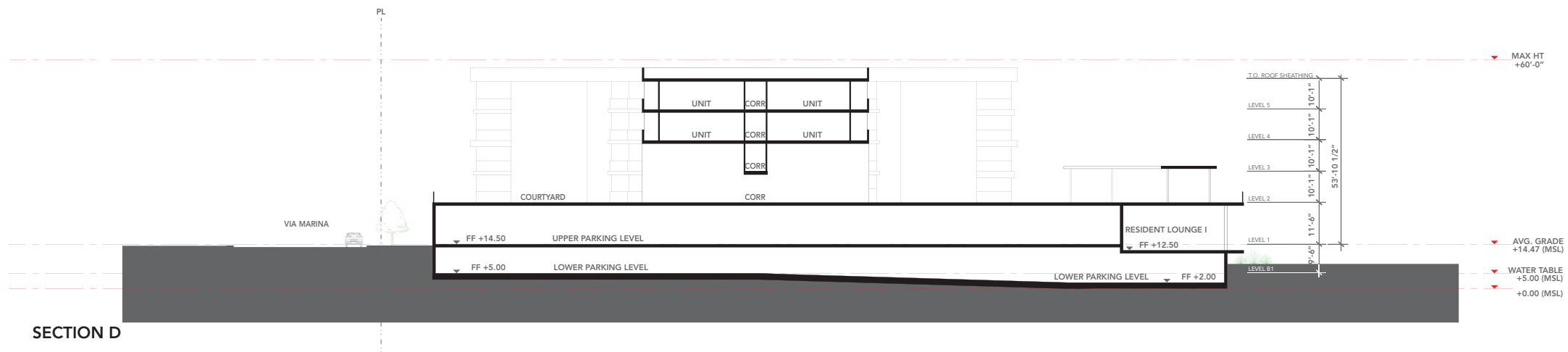
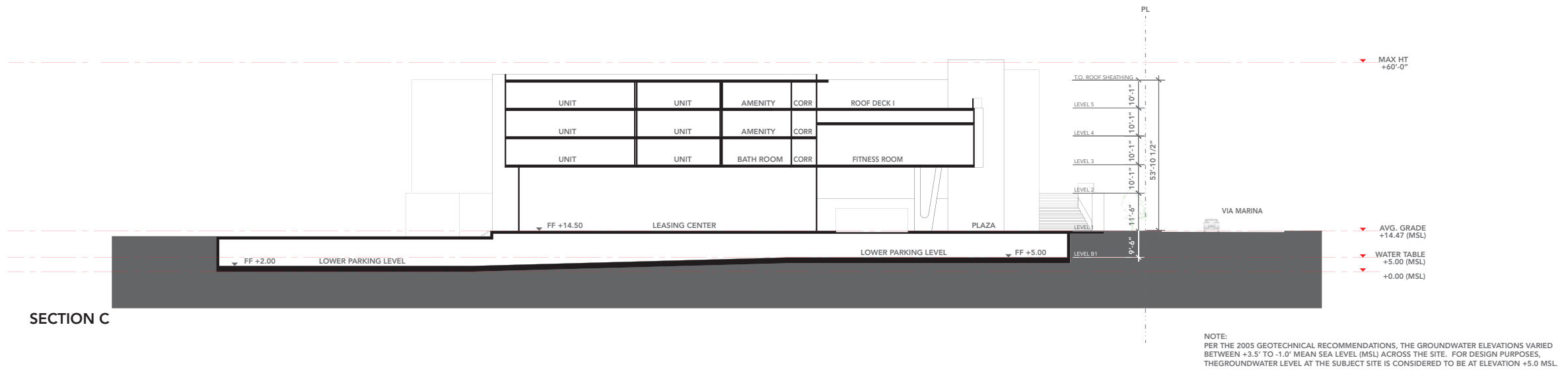
SECTION A

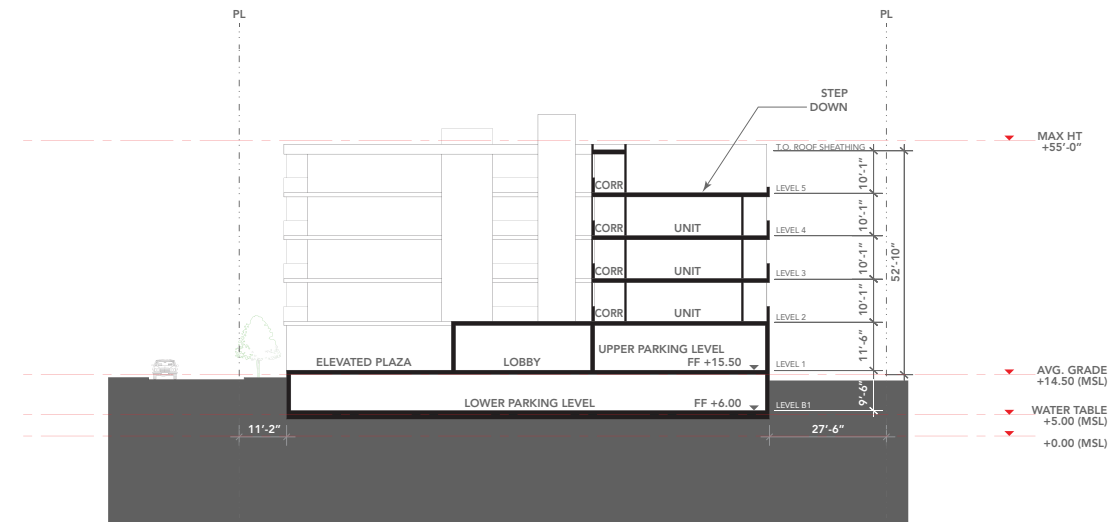
NOTE:
PER THE 2005 GEOTECHNICAL RECOMMENDATIONS, THE GROUNDWATER ELEVATIONS VARIED BETWEEN +3.5' TO -1.0' MEAN SEA LEVEL (MSL) ACROSS THE SITE. FOR DESIGN PURPOSES, THE GROUNDWATER LEVEL AT THE SUBJECT SITE IS CONSIDERED TO BE AT ELEVATION +5.0 MSL.



SECTION B

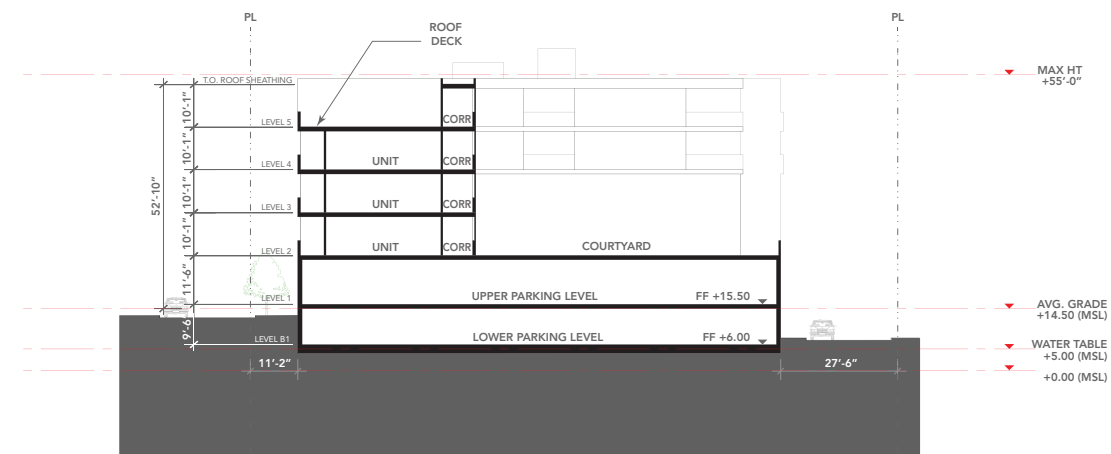




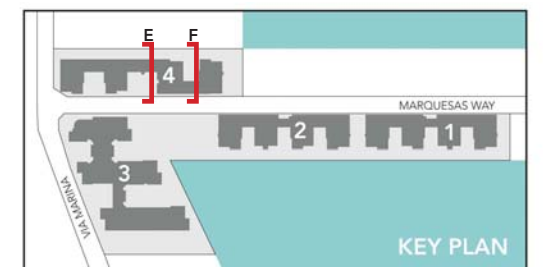


SECTION E

NOTE:
PER THE 2005 GEOTECHNICAL RECOMMENDATIONS, THE GROUNDWATER ELEVATIONS VARIED
BETWEEN +3.5' TO -1.0' MEAN SEA LEVEL (MSL) ACROSS THE SITE. FOR DESIGN PURPOSES,
THE GROUNDWATER LEVEL AT THE SUBJECT SITE IS CONSIDERED TO BE AT ELEVATION +5.0 MSL.



SECTION F



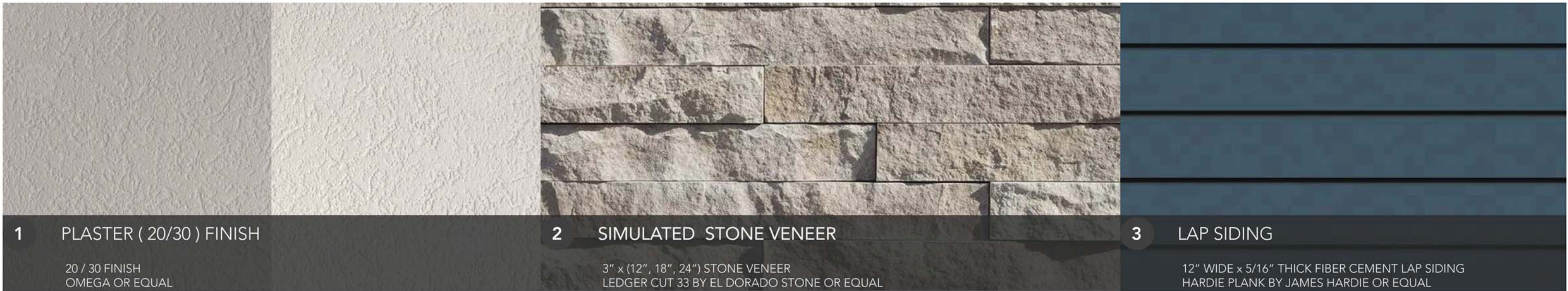


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HARDSCAPE KEY:

- 3 COLOR CONCRETE PAVERS at PROMENADE
- LINEAR CONCRETE PAVERS at PROMENADE EDGE
- LINEAR CONCRETE PAVERS (SITEWIDE)
- LARGE MODULE CONCRETE PAVERS (SITEWIDE)
- CITY SIDEWALK

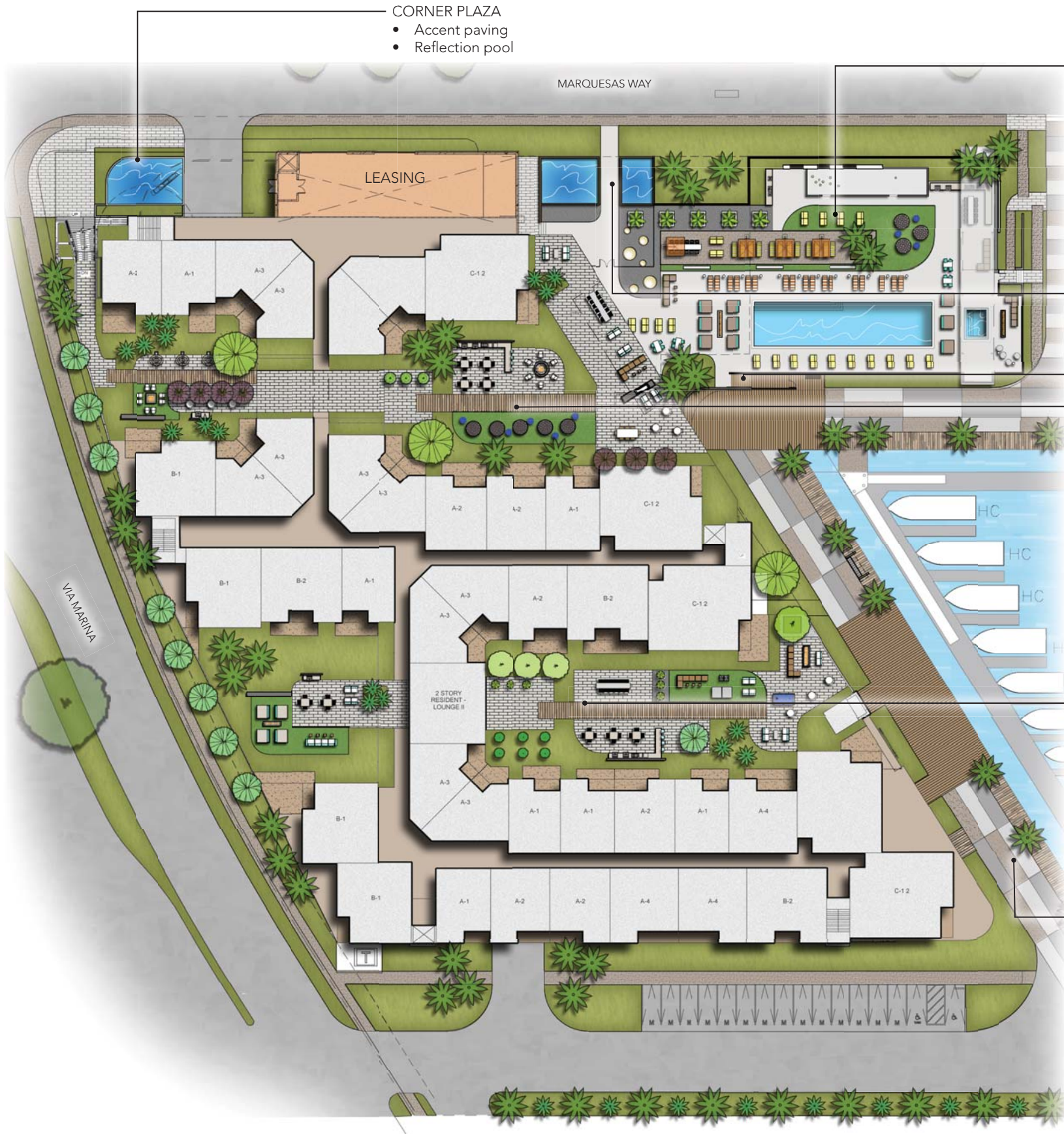


PROPOSED SHRUB PALETTE		
COMPLIANT with COUNTY of LOS ANGELES DROUGHT TOLERANT PLANT LIST		
BOTANICAL NAME	COMMON NAME	SIZE
PERIMETER		
AGAVE ATTENUATA 'NOVA'	FOXTAIL AGAVE	15 G.
CAREX PANSA	SAND DUNE SEDGE	1 G.
CEANOTHUS SPECIES	CALIFORNIA LILAC	5 G.
COTONEASTER 'LOWFAST'	COTONEASTER	5 G.
DIANELLA TASMANICA	DIANELLA	5 G.
FESTUCA 'MOLATE'	CREeping FESCUE	SOD
GREVILLEA 'COASTAL GEM'	GREVILLEA	5 G.
KNIFOPHIA 'LITTLE MAID'	POKER PLANT	5 G.
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 G.
PHORMIUM TENAX	NEW ZEALAND FLAX	5 G.
RHUS OVATA	SUGAR BUSH	5 G.
SENECIO SERPENS	BLUE CHALK STICKS	1 G.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 G.
PRIVATE COURTYARDS & POOL DECK		
AEONIUM 'MINT SAUCER'	AEONIUM	5 G.
AGAVE AMERICANA	CENTURY PLAN	15 G.
ALOE ARBORESCENS	TREE ALOE	5 G.
ALOE MACULATA	YELLOW SOAP ALOE	5 G.
ARMERIA MARITIMA	SEA THRIFT	FLAT
DIANELLA TASMANICA	DIANELLA	5 G.
FESTUCA 'MOLATE'	CREeping FESCUE	SOD
FURCRAEA MACDOUGALLII	MAURITIUS HEMP	15 G.
IRIS PACIFIC COAST HYBRID	IRIS	1 G.
KALANCHOE BEHARENSIS	FELT PLANT	15 G.
LEPTOSPERMUM SCOPARIUM	TEA TREE	5 G.
LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	5 G.
PHORMIUM TENAX	NEW ZEALAND FLAX	5 G.
PITTOSPORUM 'GOLF BALL'	GOLF BALL PITTOSPORUM	5 G.
ROSMARINUS OFFICINALIS	DWARF ROSEMARY	1 G.
SENECIO SERPENS	BLUE CHALK STICKS	1 G.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 G.
WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 G.
PROMENADE		
BOUGAINVILLEA SP.	BOUGAINVILLEA	5 G.
DIANELLA TASMANICA	DIANELLA	5 G.
DUDLEYA BRITTONI	DUDLEYA	1 G.
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 G.
GREVILLEA 'PEACHES & CREAM'	GREVILLEA	5 G.
JUNCUS PATENS	CALIFORNIA RUSH	1 G.
LOMANDRA 'BREEZE'	MAT RUSH	1 G.
PITTOSPORUM C. 'NANA'	PITTOSPORUM	5 G.
WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 G.

PROPOSED TREE PALETTE		
COMPLIANT with COUNTY of LOS ANGELES DROUGHT TOLERANT PLANT LIST		
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	36" BOX
	AGONIS FLEXUOSA 'AFTER DARK' PEPPERMINT TREE	36" BOX
	ALOE BAINESII TREE ALOE	36" BOX
	ARBUTUS 'MARINA' HYBRID STRAWBERRY TREE	36" BOX
	BANKSIA INTEGRIFOLIA COASTAL BANKSIA	36" BOX
	BRAHEA EDULIS GUADALUPE PALM	36" BOX
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	36" BOX
	DRACENA DRACO DRAGON TREE	36" BOX
	GEUJERA PARVIFLORA AUSTRALIAN WILLOW	48" BOX
	JUNIPERUS TORULOSA HOLLYWOOD JUNIPER	36" BOX
	QUERCUS WISLIZENII INTERIOR LIVE OAK	48" BOX
	RHUS LANCEA AFRICAN SJMAC	36" BOX
	WASHINGTONIA FILIFERA 'HYBRID' CALIFORNIA FAN PALM	18" B.T.H.

HARDSCAPE KEY:

- 3 COLOR CONCRETE PAVERS at PROMENADE
- LINEAR CONCRETE PAVERS at PROMENADE EDGE
- LINEAR CONCRETE PAVERS (SITEWIDE)
- LARGE MODULE CONCRETE PAVERS (SITEWIDE)
- CITY SIDEWALK



- POOL DECK**
- Lounge seating with fire pits
 - Raised basking platform
 - Views of marina
 - Lanai with kitchen
 - Accent paving
 - Lush planting
 - Bocce ball court with bar-top seating
 - Communal dining tables
 - Cobble with Stone Sphere

- LEASING ENTRY**
- Reflecting pool
 - Outdoor seating
 - Sculptural spheres in cobble

ACCESS to PROMENADE

- ACTIVITY COURTYARD**
- Outdoor kitchen
 - Barbecue
 - Enhanced paving
 - Dining seating
 - Lounge seating
 - Fire pit
 - Fireplace
 - Daybeds
 - Trees in pots
 - Palms and tree planting

- ACTIVITY COURTYARD**
- Outdoor kitchen
 - Barbecue
 - Enhanced paving
 - Dining seating
 - Lounge seating
 - Fire pit
 - Outdoor game tables
 - Trees in pots
 - Palms and tree planting

- PROMENADE**
- Waterfront stroll with palms planted 40' o.c. (Per design guidelines)
 - Architectural lighting
 - Accent paving at key nodes
 - Public seating

PROPOSED SHRUB PALETTE

COMPLIANT with COUNTY of LOS ANGELES DROUGHT TOLERANT PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE
PERIMETER		
AGAVE ATTENUATA 'NOVA'	FOXTAIL AGAVE	15 G.
CAREX PANSA	SAND DUNE SEDGE	1 G.
CEANOTHUS SPECIES	CALIFORNIA LILAC	5 G.
COTONEASTER 'LOWFAST'	COTONEASTER	5 G.
DIANELLA TASMANICA	DIANELLA	5 G.
FESTUCA 'MOLATE'	CREeping FESCUE	SOD
GREVILLEA 'COASTAL GEM'	GREVILLEA	5 G.
KNIPHOPHIA 'LITTLE MAID'	POKER PLANT	5 G.
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 G.
PHORMIUM TENAX	NEW ZEALAND FLAX	5 G.
RHUS OVATA	SUGAR BUSH	5 G.
SENECIO SERPENS	BLUE CHALK STICKS	1 G.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 G.

PRIVATE COURTYARDS & POOL DECK

AEONIUM 'MINT SAUCER'	AEONIUM	5 G.
AGAVE AMERICANA	CENTURY PLAN	15 G.
ALOE ARBORESCENS	TREE ALOE	5 G.
ALOE MACULATA	YELLOW SOAP ALOE	5 G.
ARMERIA MARITIMA	SEA THRIFT	FLAT
DIANELLA TASMANICA	DIANELLA	5 G.
FESTUCA 'MOLATE'	CREeping FESCUE	SOD
FURCRAEA MACDOUGALLII	MAURITIUS HEMP	15 G.
IRIS PACIFIC COAST HYBRID	IRIS	1 G.
KALANCHOE BEHARENSIS	FELT PLANT	15 G.
LEPTOSPERMUM SCOPARIUM	TEA TREE	5 G.
LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	5 G.
PHORMIUM TENAX	NEW ZEALAND FLAX	5 G.
PITTOSPORUM 'GOLF BALL'	GOLF BALL PITTOSPORUM	5 G.
ROSMARINUS OFFICINALIS	DWARF ROSEMARY	1 G.
SENECIO SERPENS	BLUE CHALK STICKS	1 G.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 G.
WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 G.

PROMENADE

BOUGAINVILLEA SP.	BOUGAINVILLEA	5 G.
DIANELLA TASMANICA	DIANELLA	5 G.
DUDLEYA BRITTONI	DUDLEYA	1 G.
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 G.
GREVILLEA 'PEACHES & CREAM'	GREVILLEA	5 G.
JUNCUS PATENS	CALIFORNIA RUSH	1 G.
LOMANDRA 'BREEZE'	MAT RUSH	1 G.
PITTOSPORUM C. 'NANA'	PITTOSPORUM	5 G.
WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 G.

PROPOSED TREE PALETTE

COMPLIANT with COUNTY of LOS ANGELES DROUGHT TOLERANT PLANT LIST

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE
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	AGONIS FLEXUOSA 'AFTER DARK'	36" BOX
	ALOE BAINESII	36" BOX
	ARBUTUS 'MARINA'	36" BOX
	BANKSIA INTEGRIFOLIA	36" BOX
	BRAHEA EDULIS	36" BOX
	CASSIA LEPTOPHYLLA	36" BOX
	DRACENA DRACO	36" BOX
	GEIJERA PARVIFLORA	48" BOX
	JUNIPERUS TORULOSA	36" BOX
	QUERCUS WISLIZENII	48" BOX
	RHUS LANCEA	36" BOX
	WASHINGTONIA FILIFERA 'HYBRID'	18" B.T.H.

HARDSCAPE KEY:

- 3 COLOR CONCRETE PAVERS at PROMENADE
- LINEAR CONCRETE PAVERS at PROMENADE EDGE
- LINEAR CONCRETE PAVERS (SITEWIDE)
- LARGE MODULE CONCRETE PAVERS (SITEWIDE)
- CITY SIDEWALK



ENTRY / ELEVATOR LOBBY

- Bench seating at entry
- Lounge seating
- Accent paving

SPA DECK

- Spa
- Fire place
- Barbecue
- Dining seating
- Lounge seating

PROPOSED TREE PALETTE

COMPLIANT with COUNTY of LOS ANGELES DROUGHT TOLERANT PLANT LIST

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	36" BOX
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	BANKSIA INTEGRIFOLIA COASTAL BANKSIA	36" BOX
	BRAHEA EDULIS GUADALUPE PALM	36" BOX
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	36" BOX
	DRACENA DRACO DRAGON TREE	36" BOX
	GEUERA PARVIFLORA AUSTRALIAN WILLOW	48" BOX
	JUNIPERUS TORULOSA HOLLYWOOD JUNIPER	36" BOX
	QUERCUS 'ISLIZENII' INTERIOR LIVE OAK	48" BOX
	RHUS LANCEA AFRICAN SUMAC	36" BOX
	WASHINGTONIA FILIFERA 'HYBRID' CALIFORNIA FAN PALM	18" B.T.H.

PROPOSED SHRUB PALETTE

COMPLIANT with COUNTY of LOS ANGELES DROUGHT TOLERANT PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE
PERIMETER		
AGAVE ATTENUATA 'NOVA'	FOXTAIL AGAVE	15 G.
CAREX PANSA	SAND DUNE SEDGE	1 G.
CEANOTHUS SPECIES	CALIFORNIA LILAC	5 G.
COTONEASTER 'LOWFAST'	COTONEASTER	5 G.
DIANELLA TASMANICA	DIANELLA	5 G.
FESTUCA 'MOLATE'	CREeping FESCUE	SOD
GREVILLEA 'COASTAL GEM'	GREVILLEA	5 G.
KNIFOPHIA 'LITTLE MAID'	POKER PLANT	5 G.
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 G.
PHORMIUM TENAX	NEW ZEALAND FLAX	5 G.
RHUS OVATA	SUGAR BUSH	5 G.
SENECIO SERPENS	BLUE CHALK STICKS	1 G.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 G.

PRIVATE COURTYARDS & POOL DECK

AEONIUM 'MINT SAUCER'	AEONIUM	5 G.
AGAVE AMERICANA	CENTURY PLAN	15 G.
ALOE ARBORESCENS	TREE ALOE	5 G.
ALOE MACULATA	YELLOW SOAP ALOE	5 G.
ARMERIA MARITIMA	SEA THRIFT	FLAT
DIANELLA TASMANICA	DIANELLA	5 G.
FESTUCA 'MOLATE'	CREeping FESCUE	SOD
FURCRAEA MACDOUGALLII	MAURITIUS HEMP	15 G.
IRIS PACIFIC COAST HYBRID	IRIS	1 G.
KALANCHOE BEHARENSIS	FELT PLANT	15 G.
LEPTOSPERMUM SCOPARIUM	TEA TREE	5 G.
LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	5 G.
PHORMIUM TENAX	NEW ZEALAND FLAX	5 G.
PITTOSPORUM 'GOLF BALL'	GOLF BALL PITTOSPORUM	5 G.
ROSMARINUS OFFICINALIS	DWARF ROSEMARY	1 G.
SENECIO SERPENS	BLUE CHALK STICKS	1 G.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 G.
WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 G.

PROMENADE

BOUGAINVILLEA SP.	BOUGAINVILLEA	5 G.
DIANELLA TASMANICA	DIANELLA	5 G.
DUDLEYA BRITTONI	DUDLEYA	1 G.
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 G.
GREVILLEA 'PEACHES & CREAM'	GREVILLEA	5 G.
JUNCUS PATENS	CALIFORNIA RUSH	1 G.
LOMANDRA 'BREEZE'	MAT RUSH	1 G.
PITTOSPORUM C. 'NANA'	PITTOSPORUM	5 G.
WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 G.

HARDSCAPE KEY:

- 3 COLOR CONCRETE PAVERS at PROMENADE
- LINEAR CONCRETE PAVERS at PROMENADE EDGE
- LINEAR CONCRETE PAVERS (SITEWIDE)
- LARGE MODULE CONCRETE PAVERS (SITEWIDE)
- CITY SIDEWALK



RESIDENTIAL LOBBY

PUBLIC PLAZA
 • landscape forms with water conserving planting
 • seat walls

SHADED SEATING STRUCTURE



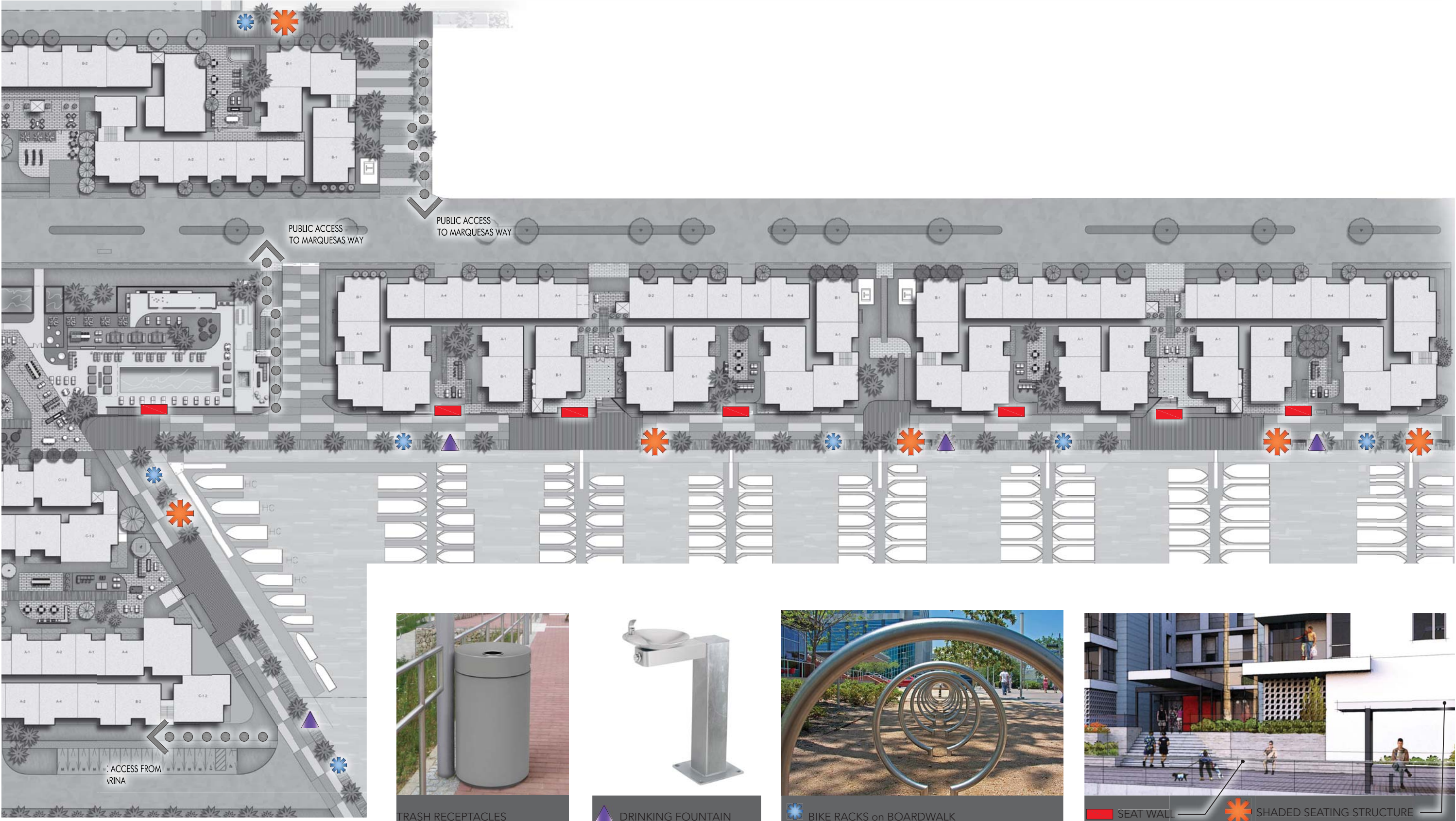
FACE MIX CONCRETE PAVER at FIRELANE - 20' WIDE
 • STANFORD SAND
 • GRANADA WHITE
 • LIGHT GRAY



CABLE RAIL at PROMENADE EDGE

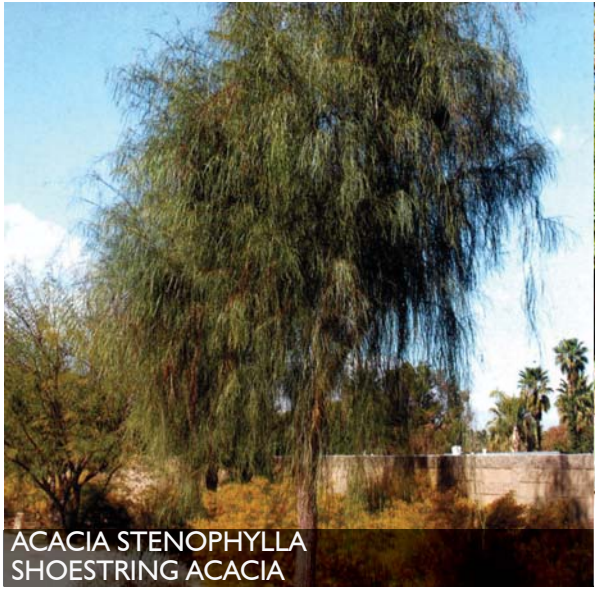


LINEAR PAVER at PROMENADE EDGE - 8' WIDE

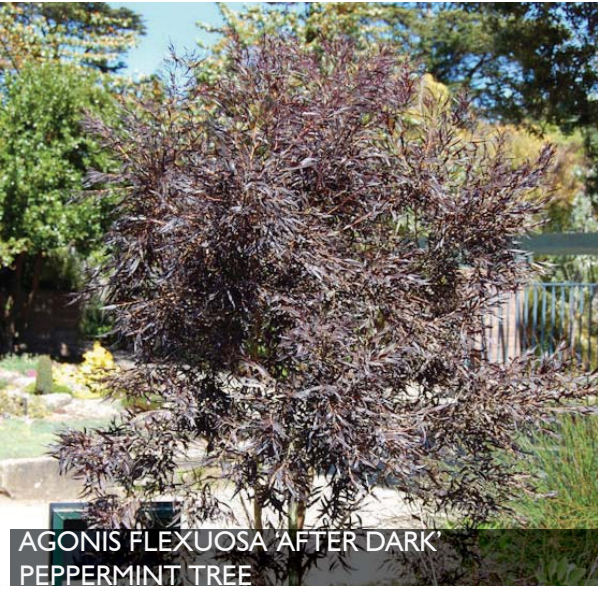




PROPOSED TREE PALETTE		
COMPLIANT with COUNTY of LOS ANGELES DROUGHT TOLERANT PLANT LIST		
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	36" BOX
	AGONIS FLEXUOSA 'AFTER DARK' PEPPERMINT TREE	36" BOX
	ALOE BAINESII TREE ALOE	36" BOX
	ARBUTUS 'MARINA' HYBRID STRAWBERRY TREE	36" BOX
	BANKSIA INTEGRIFOLIA COASTAL BANKSIA	36" BOX
	BRAHEA EDULIS GUADALUPE PALM	36" BOX
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	36" BOX
	DRACENA DRACO DRAGON TREE	36" BOX
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	48" BOX
	JUNIPERUS TORULOSA HOLLYWOOD JUNIPER	36" BOX
	QUERCUS WISLIZENII INTERIOR LIVE OAK	48" BOX
	RHUS LANCEA AFRICAN SUMAC	36" BOX
	WASHINGTONIA FILIFERA 'HYBRID' CALIFORNIA FAN PALM	18" B.T.H.



ACACIA STENOPHYLLA
SHOESTRING ACACIA



AGONIS FLEXUOSA 'AFTER DARK'
PEPPERMINT TREE



ALOE BAINESII
TREE ALOE



ARBUTUS 'MARINA'
HYBRID STRAWBERRY TREE



Banksia integrifolia
(Coastal Banksia)
BANKSIA INTEGRIFOLIA
COASTAL BANKSIA



BRAHEA EDULIS
GUADALUPE PALM



CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE



DRACENA DRACO
DRAGON TREE



GEIJERA PARVIFLORA
AUSTRALIAN WILLOW



JUNIPERUS TORULOSA
HOLLYWOOD JUNIPER



QUERCUS WISLIZENII
INTERIOR LIVE OAK



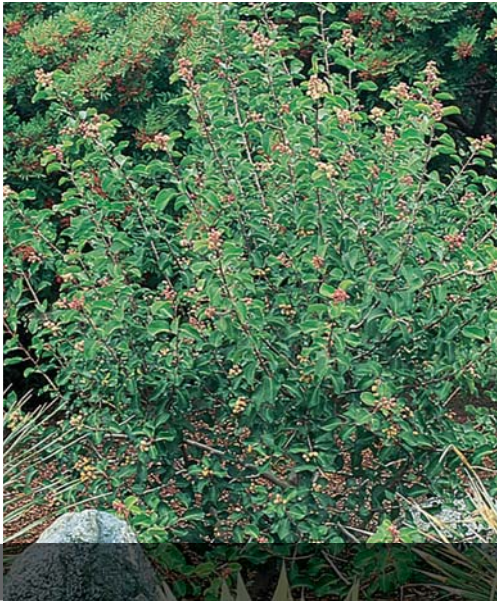
RHUS LANCEA
AFRICAN SUMAC



WASHINGTONIA FILIFERA HYBRID
CALIFORNIA FAN PALM



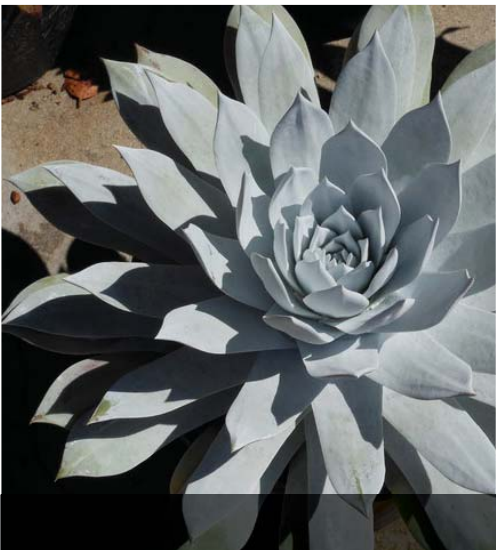
PERIMETER SHRUBS



PRIVATE COURTYARDS & POOL DECK



PROMENADE









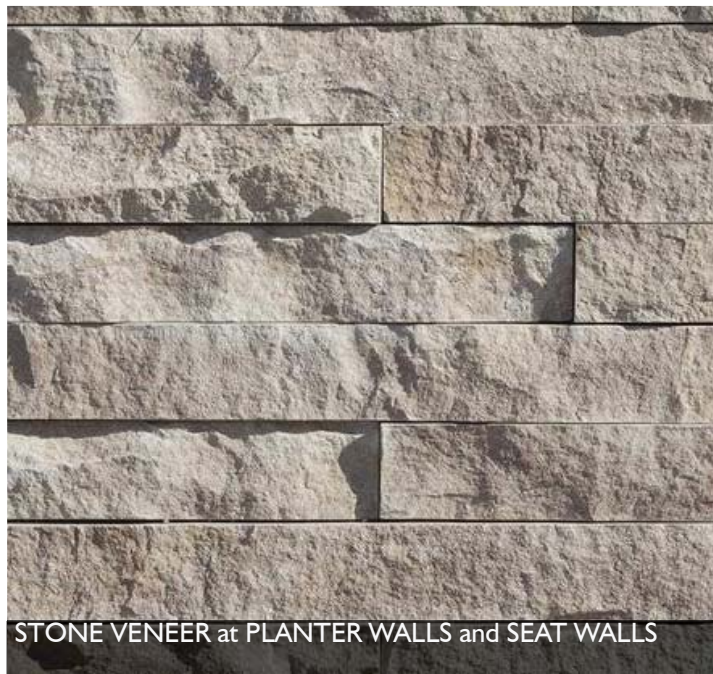
LARGE MODULE CONCRETE PAVERS (SITEWIDE)



3 COLOR CONCRETE PAVERS at PROMENADE



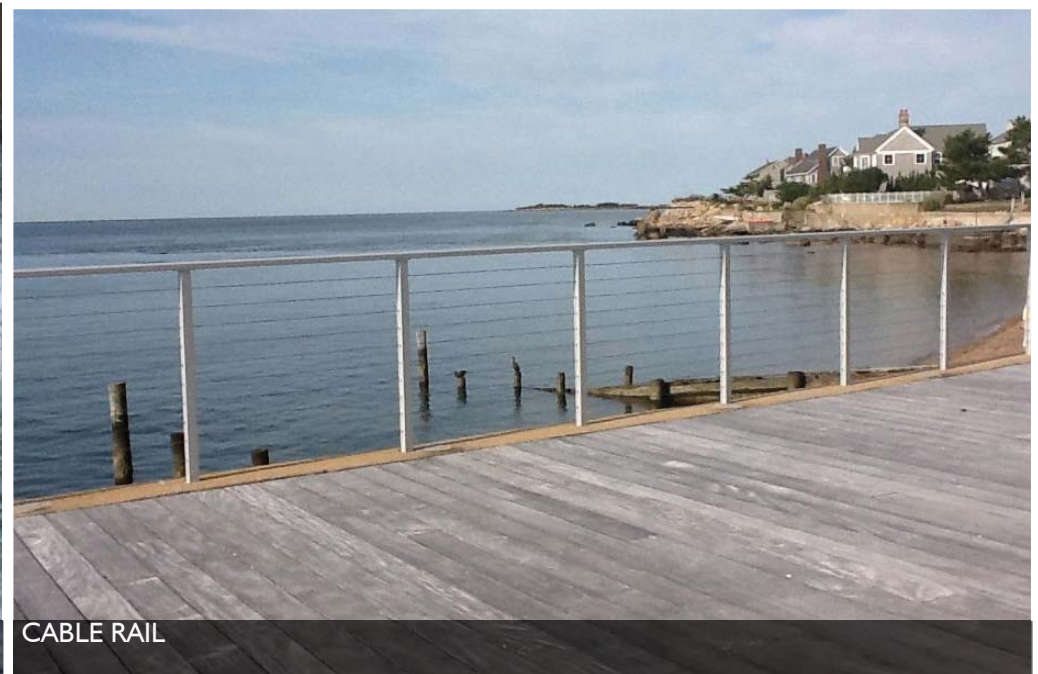
LINEAR CONCRETE PAVERS at PROMENADE



STONE VENEER at PLANTER WALLS and SEAT WALLS



DECORATIVE COBBLE / ROCK MULCH



CABLE RAIL



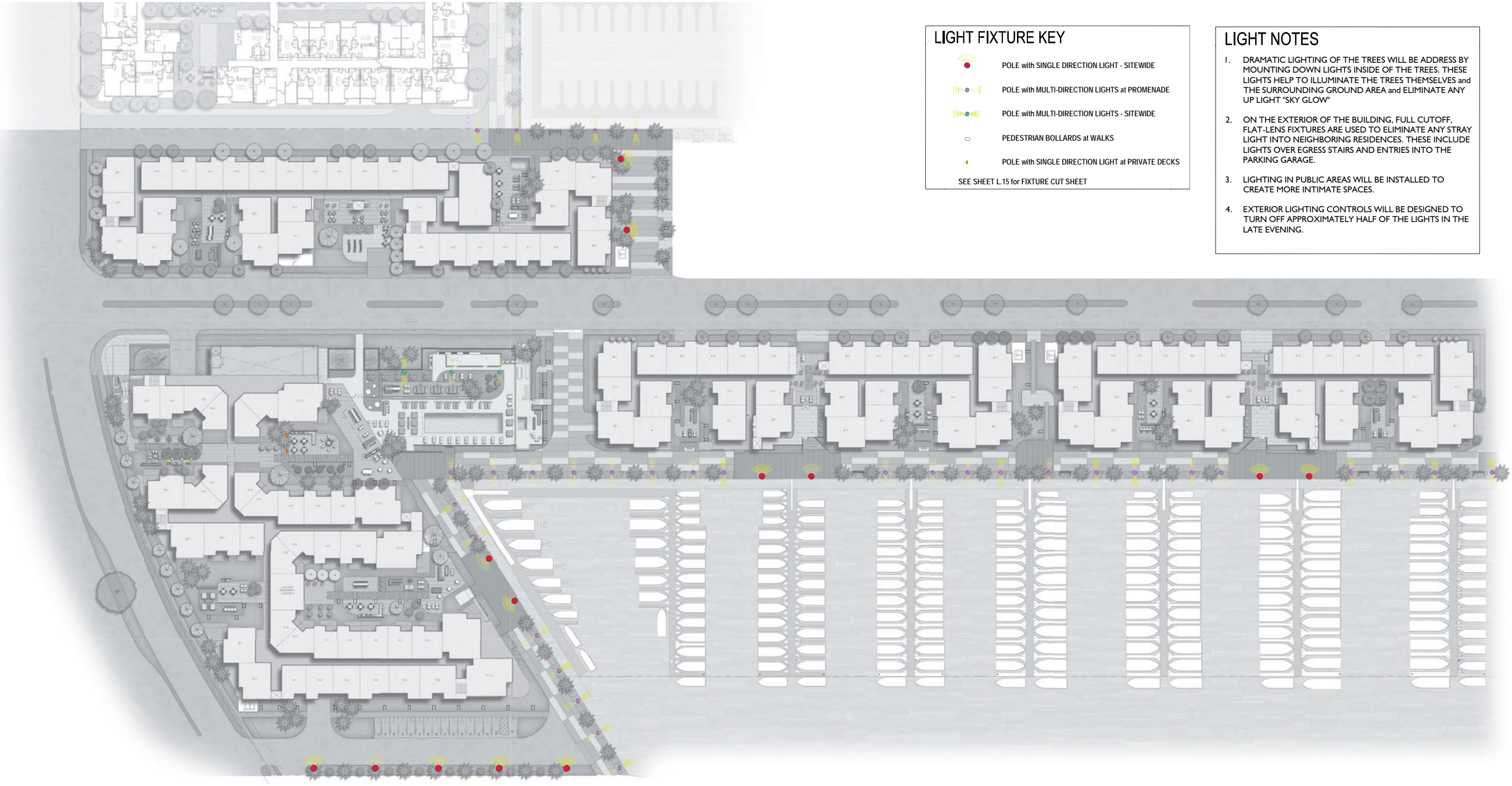
BIKE RACKS








WOOD DETAIL at SEAT WALLS



CONCRETE PAVING with DECORATIVE FINISH

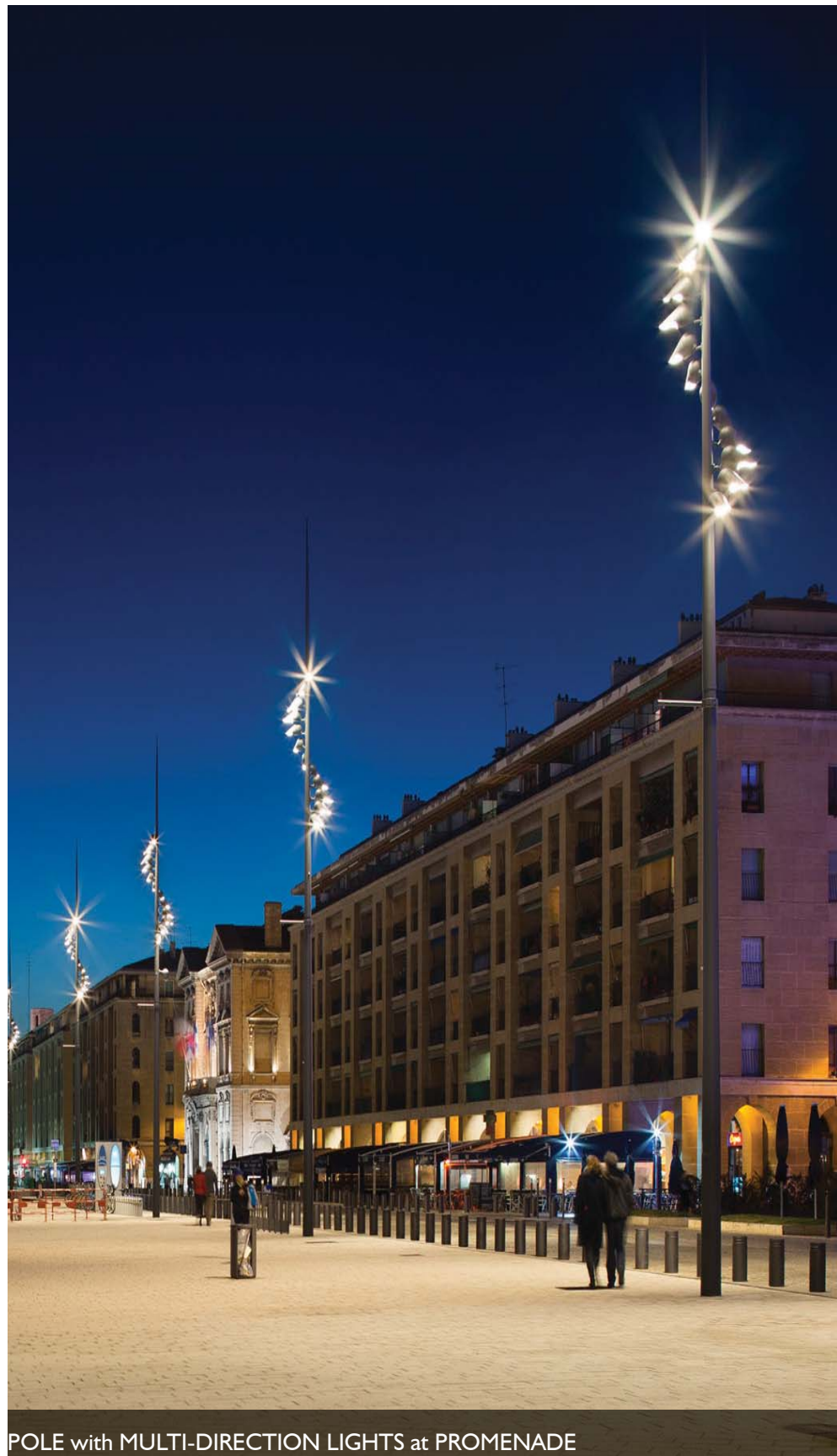


LIGHT FIXTURE KEY

-  POLE with SINGLE DIRECTION LIGHT - SITEWIDE
 -  POLE with MULTI-DIRECTION LIGHTS at PROMENADE
 -  POLE with MULTI-DIRECTION LIGHTS - SITEWIDE
 -  PEDESTRIAN BOLLARDS at WALKS
 -  POLE with SINGLE DIRECTION LIGHT at PRIVATE DECKS
- SEE SHEET L.15 for FIXTURE CUT SHEET

LIGHT NOTES

1. DRAMATIC LIGHTING OF THE TREES WILL BE ADDRESS BY MOUNTING DOWN LIGHTS INSIDE OF THE TREES. THESE LIGHTS HELP TO ILLUMINATE THE TREES THEMSELVES and THE SURROUNDING GROUND AREA and ELIMINATE ANY UP LIGHT "SKY GLOW"
2. ON THE EXTERIOR OF THE BUILDING, FULL CUTOFF, FLAT-LENS FIXTURES ARE USED TO ELIMINATE ANY STRAY LIGHT INTO NEIGHBORING RESIDENCES. THESE INCLUDE LIGHTS OVER EGRESS STAIRS AND ENTRIES INTO THE PARKING GARAGE.
3. LIGHTING IN PUBLIC AREAS WILL BE INSTALLED TO CREATE MORE INTIMATE SPACES.
4. EXTERIOR LIGHTING CONTROLS WILL BE DESIGNED TO TURN OFF APPROXIMATELY HALF OF THE LIGHTS IN THE LATE EVENING.



POLE with MULTI-DIRECTION LIGHTS at PROMENADE



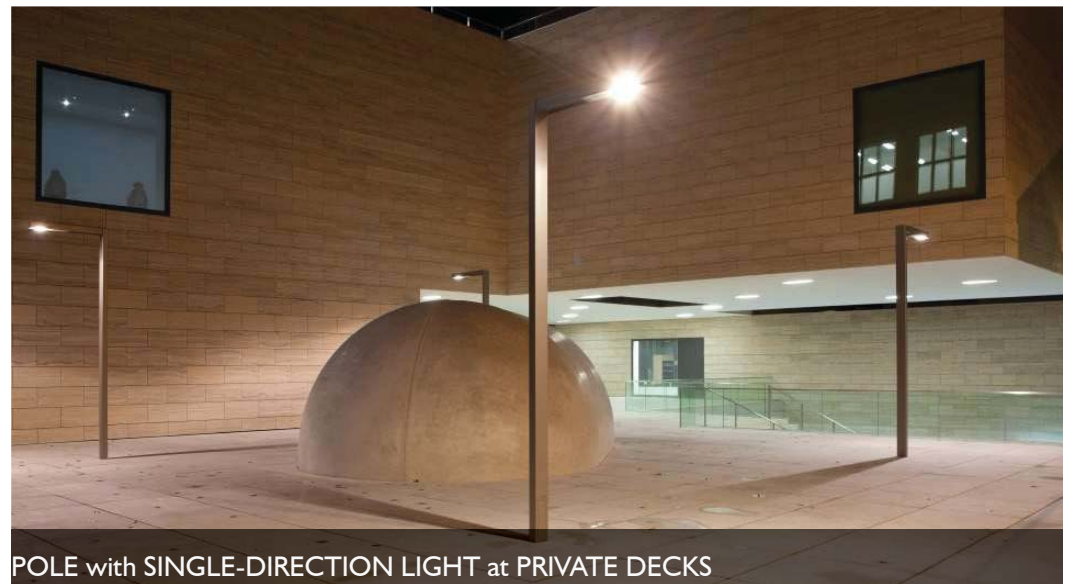
POLE with SINGLE-DIRECTION LIGHT - SITEWIDE



POLE with MULTI-DIRECTIONAL LIGHTS - SITEWIDE



PENDANT LIGHT at POOL BUILDING



POLE with SINGLE-DIRECTION LIGHT at PRIVATE DECKS



PEDESTRIAN BOLLARDS at WALKS